Agenda

Planning & Development Committee
Committee of the Council of
The Corporation of the City of Brampton

Monday, February 11, 2019
7:00 p.m. – Regular Meeting

Bdrm WT 2C/2D – 2nd Floor – West Tower

Members:
Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

For inquiries about this Agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:

Shauna Danton, Legislative Coordinator
Telephone (905) 874-2116, TTY (905) 874-2130, cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.

Note: Please ensure all cell phones, mobile and other electronic devices are turned off or placed on non-audible mode during the meeting. Council Members are prohibited from sending text messages, e-mails and other electronic messaging during the meeting.

1. **Approval of Agenda**

2. **Declarations of Interest under the Municipal Conflict of Interest Act**

3. **Consent**

The following items listed with an asterisk (*) are considered to be routine and non-controversial by the committee and will be approved at one time. There will be no separate discussion of these items unless a committee member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(nil)

4. **Statutory Public Meeting Reports**

4.1. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019, re: **Application to Amend the Zoning By-law, To permit 186 residential units, retail and commercial uses within a 20 storey building, G-Force Urban Planners and Consultants - c/o 1189389 ONTARIO INCORPORATED, 7800 and 7890 Hurontario Street, Ward 4** (File T01W14.010).

City Presentation by Rob Nykyforchyn, Planner

4.2. Report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study, Ward 10** (File OPR TGED).

City presentation by Michelle Gervais, Planner

5. **Delegations**

6. **Staff Presentations**

6.1 Presentation from David VanderBerg, Central Area Planner, Planning and Development Services, re: **The use of a Development Permit System (DPS) in the downtown core as a tool to implement a planning vision and help**

expedite development.

To be distributed prior to the meeting.

7. **Planning**

8. **Minutes**

9. **Other/New Business**

10. **Referred Matters**

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current Referred Matters List for Council and its committees, including original and updated reporting dates, is publicly available on the City's website.

11. **Deferred Matters**

12. **Notice of Motion**

13. **Correspondence**

14. **Councillor Question Period**

15. **Public Question Period**

16. **Closed Session**

17. **Adjournment**

Next Meeting – February 25, 2019 at 1:00 p.m.

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Report
Planning & Development Committee
The Corporation of the City of Brampton
2019-02-11

Date: 2019-01-18

File: T01W14.010

Subject: **INFORMATION REPORT**
Application to Amend the Zoning By-law
(To permit 186 residential units, retail and commercial uses within a 20 storey building)
G-FORCE URBAN PLANNERS & CONSULTANTS
(c/o 1189389 ONTARIO INCORPORATED)
7800 and 7890 Hurontario Street
Ward: 4

Contact: Rob Nykyforchyn, Development Planner, Planning and Development Services, rob.nykyforchyn@brampton.ca, 905-874-2065, and Adam Farr, Manager, Planning and Development Services, adam.farr@brampton.ca, 905-874-2281

Recommendations:

1. **THAT** the report from Rob Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019 to the Planning and Development Committee Meeting of February 11, 2019, entitled "**INFORMATION REPORT"**, Application to Amend the Zoning By-Law, **G-FORCE URBAN PLANNERS CONSULTANTS (c/o 1189389 ONTARIO INCORPORATED)**, Ward: 4, File: T01W14.010, be received; and,

2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

Overview:

- **The application is to facilitate the development of the lands for 186 residential apartment units, retail and commercial uses within a 20 storey building.**

- **The property is designated "Residential" in the Official Plan and "Mixed Use Two (MU2)" in the Hurontario-Main Corridor Secondary Plan (Area 55). An amendment to these documents is not proposed.**

- **The site is zoned "Highway Commercial 1 - Section 2566 (HC1-2566) and "Highway Commercial 2 – Section 2586 (HC2-2586)" by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed mixed use development.**

- **This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

This application was received on September 25, 2018 and has been reviewed for completeness and found to be complete in accordance with Section 22 (6.1) and Section 34 (10.4) of the Planning Act. On October 24, 2018, the City's Planning staff issued formal notice that the application was deemed to be a complete application.

Current Situation:

Proposal (Refer to Appendix 1):

An application to Amend the Zoning By-law has been filed in support of the proposed mixed use development.

Details of the proposal are as follows:

- 186 residential apartment units along with retail and commercial uses within a 20 storey building;

- Two restricted right-in/right-out access locations from Hurontario Street and a proposed driveway connection to the abutting commercial development to the north;

- 44 surface parking spaces and 351 parking spaces within the three storey below grade parking structure; and,

- A 5.2 metre wide setback for the future Light Rapid transit expansion.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The land has the following characteristics:

- is located on 7800 - 7890 Hurontario Street, which is on the west side of Hurontario Street, about midway between Lancashire Lane and Sir Lou Drive;
- has a site area of 0.55 hectares (1.37 acres);
- has a frontage of 75.2 metres along Hurontario Street and a depth of 74.0 metres; and,
- contains commercial uses consisting of: a restaurant, and two automotive repair facilities (at 7800 Hurontario Street), and a restaurant. a gas station with convenience store, and an auto mechanic facility with 5 bays (at 7890 Hurontario Street), which will be required to be demolished to accommodate the proposed development.

The surrounding land uses are described as follows:

North: a driveway leading to a car wash establishment to the west and beyond are commercial lands containing three buildings with office, retail, service and restaurant uses;

South: institutional lands containing Fire Station 206;

East: Hurontario Street, and beyond is medium-high density residential townhouse development; and,

West: a car wash establishment.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in the future Recommendation Report to the Planning and Development Committee.

Further details on this application can be found in the Information Summary contained in Appendix 11. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands on January 4, 2019 as per Planning Act requirements. This report, along with the complete application requirements including studies, has been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Economic Development Implications

As proposed, this project contemplates 186 residential apartment units, along with retail and commercial uses within a 20 storey building. As such the development has general implications with regard to the City's Economic Development Master Plan.

The mission of the Economic Development Master Plan is to create a business community and business climate in Brampton that supports the creation of more than 140,000 new local jobs over the next 20 years, with at least 60% of residents working within the community.

This particular development is located in a key area of the City, along a major transportation corridor which connects with the Shoppers World Transit Hub to the north, and the City of Mississauga and Highway 407 to the south. It is paramount that the commercial and retail uses that are being proposed, remain as part of this development to ensure a vibrant business community and work-life balance.

Notwithstanding the comments above, the application must demonstrate overall conformity with regard to the Official Plan and in particular with regard to those aspects of the Official Plan and applicable Secondary Plan described below in the Other Implications section of this report.

Other Implications:

The application, as proposed, raises a number of issues which include the following:

1) The overall intensity of the site in terms of size, scale and massing of the proposed development substantially exceeds that contemplated within the Secondary Plan for the area. A key measure of intensity is captured through a variable known as Floor Space Index or FSI. FSI establishes the intensity of development as a factor of site coverage. In this case, the Secondary Plan permits a 3.0 FSI and the applicant is of the opinion that they are proposing a FSI that is somewhere between 3.6 to 4.0. The slight difference is whether the FSI should be calculated based on a gross floor area of the building, or whether some aspects of the overall building's gross floor area can be deleted, such as passageways within the building, thus resulting in more of a net FSI calculation. A comprehensive assessment will be required to determine whether or not the actual FSI complies with the intent of the Official Plan and Secondary Plan policies. In the event that the FSI is not considered to comply with the City's policies, the plan would then need to be revised, and/or an additional application for an Official Plan Amendment (OPA) will need to be filed in support of the proposed development. In this latter instance, the current rezoning application would need to either be withdrawn and a revised application refiled (with an OPA), or alternatively a refusal recommendation will be put forward by Planning Staff. In addition to the related policy issues, the size, scale and massing, as proposed creates challenges with regard to access, on-site movements, design and technical matters.

2) The types and mix of non-residential mixed uses being proposed within the building including the combination of residential, commercial and office uses and conformity with the related development principles that are set out in the Secondary Plan needs to be established in the Zoning Bylaw or, as mentioned, the project would require further development applications related to the Official Plan.

3) The applicant needs to demonstrate how they propose to incorporate appropriate planning and infrastructure to facilitate cycling and other modes of active transportation along this higher density corridor, and where possible, for the provision of bicycle lanes and on-street bicycle parking.

4) Additional details and information will need to be included within the applicant's Tertiary Plan in order to properly address interim and ultimate access issues, future development options for the adjacent lands to the north and west, and also for a driveway connection through to Lancashire Lane.

5) Clarification is needed to explain how the future land ownership will apply to the various residential and/or commercial uses, and whether there will be a need for any associated easements for shared facilities, parking, access servicing, or any other related easements.

Strategic Plan:

This Information Report and the associated public meeting facilitate the compliance with the Strategic Plan's "Good Government" Priority with respect to educating and engaging citizens in an open and accountable way. This application will be reviewed to ensure that the development proposal meets or exceeds the direction and goals of the City's Strategic Plan, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Respectfully submitted by:

Robert W. Nykyforchyn, MCIP, RPP
Development Planner

Recommended by:

Adam Farr, MCIP RPP
Manager, Development Services

Allan Parson, MCIP, RPP
Director, Development Services

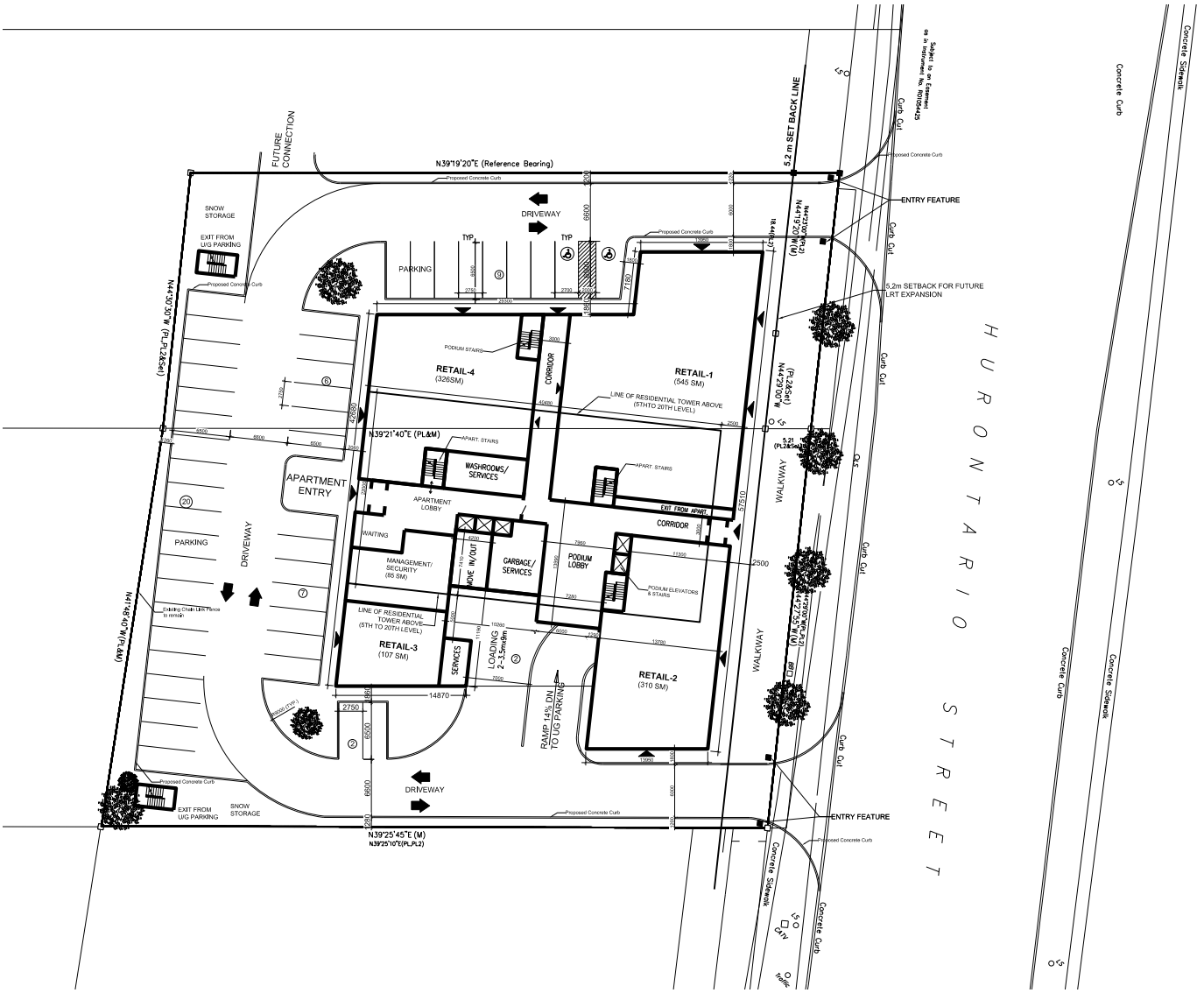
Recommended by:

Rob Elliott, MBA, MCIP, RPP
Commissioner, Planning & Development Services

Appendices

Appendix 1:	Concept Site Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial and Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Propane Facilities
Appendix 9:	Aerial View and Perspective Drawing
Appendix 10:	Context Plan
Appendix 11:	Information Summary

APPENDIX 1



SITE STATISTICS:

SUBJECT SITE AREA	5580.00 M2
TOTAL GFA	20112.00 M2
BUILDING FOOT PRINT	2056.00 M2
NO. OF APARTMENTS	186 UNITS

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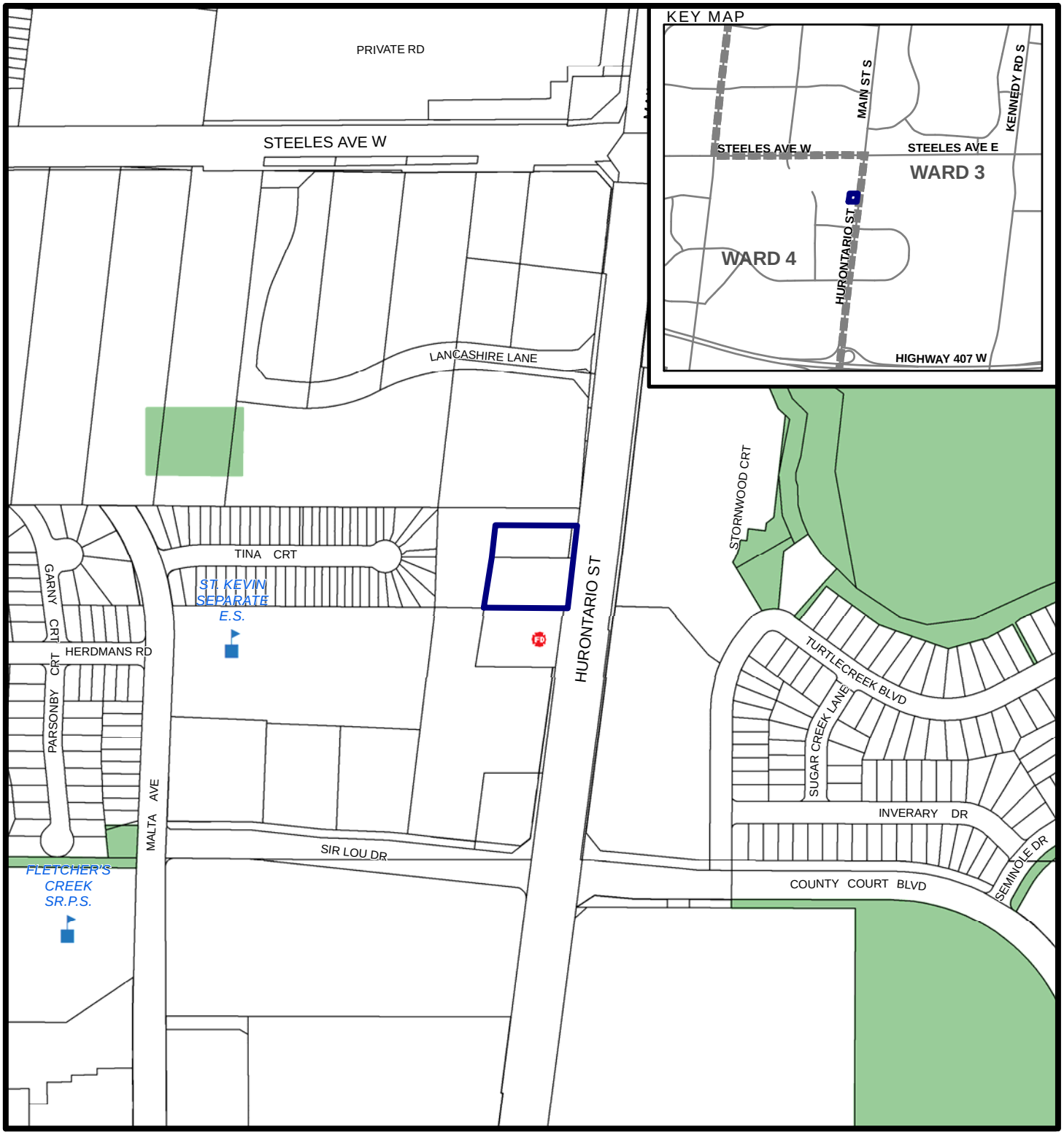
Drawn By: CJK
Date: 2018 10 03

APPENDIX 1
CONCEPT SITE PLAN
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 2



SUBJECT LAND SCHOOLS FIRE STATIONS

PROPERTY LINE GREENSPACE

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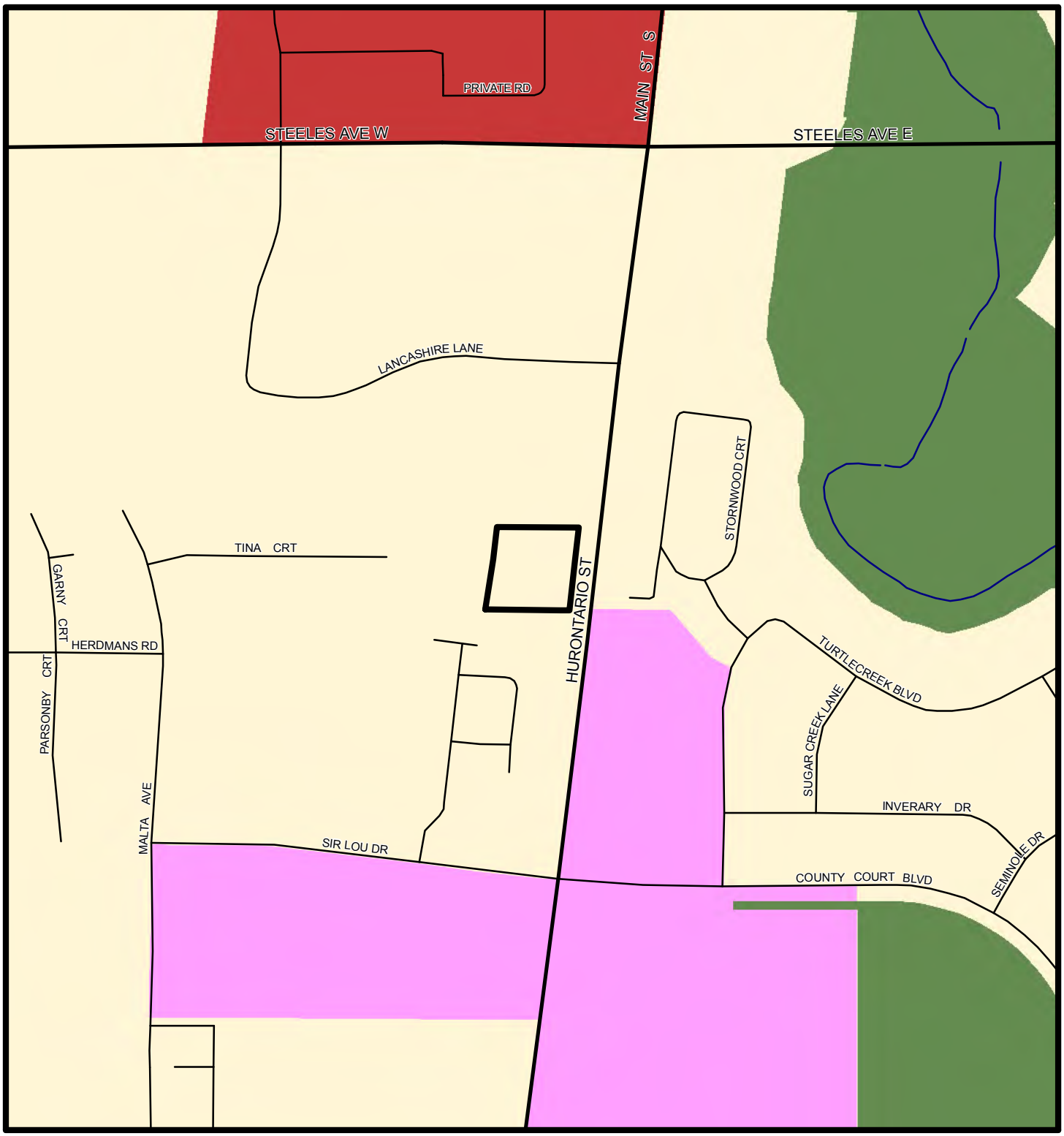
0 50 100
Metres

Author: CKovac
Date: 2018/10/03

APPENDIX 2
LOCATION MAP
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 3



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

SUBJECT LAND | OPENSPACE | RESIDENTIAL

OFFICE | REGIONAL RETAIL

BRAMPTON Flower City

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0 50 100

Metres

Author: bberendt

Date: 2018/10/02

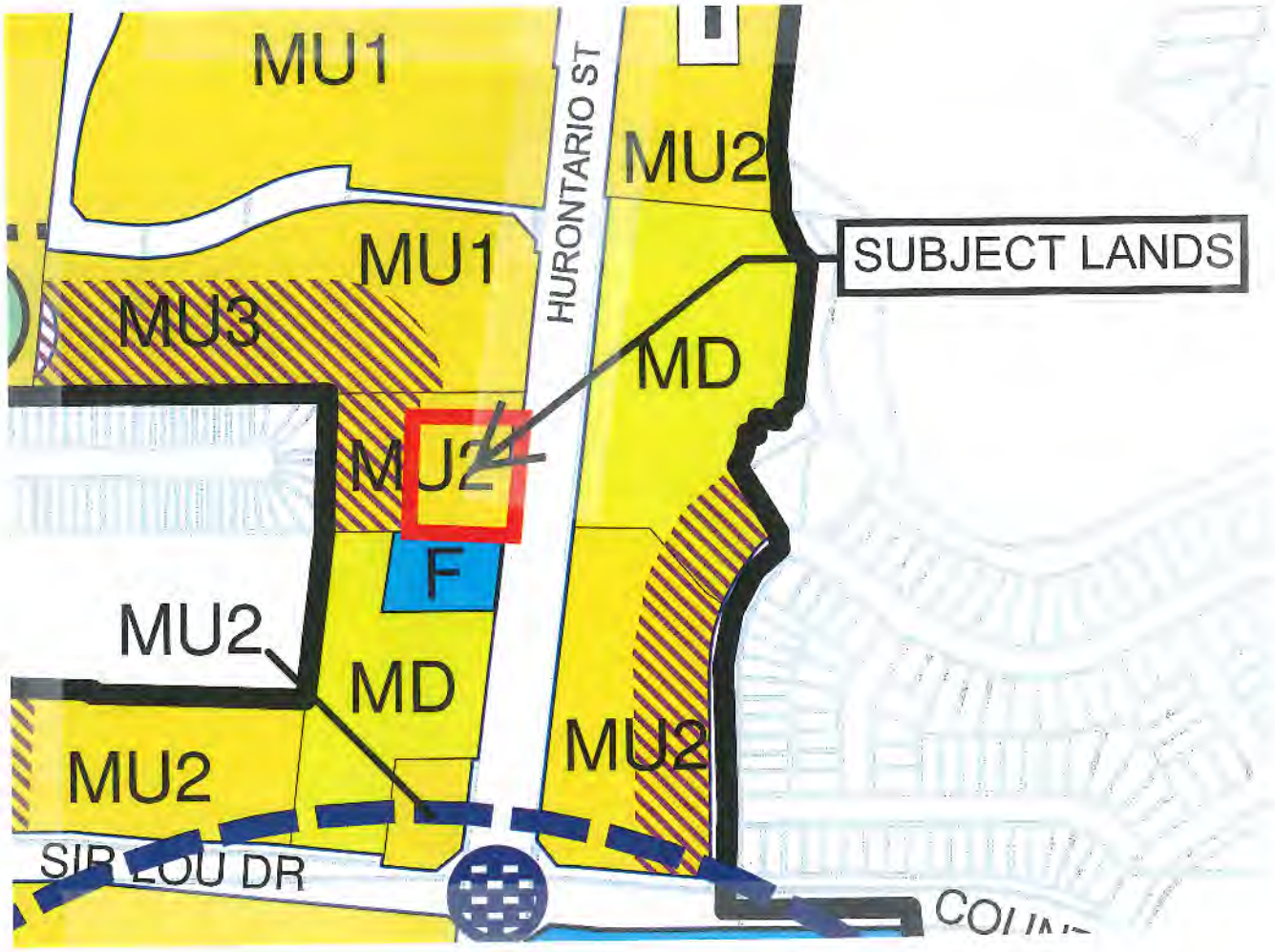
APPENDIX 3

OFFICIAL PLAN DESIGNATIONS

G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 4



EXTRACT FROM SP55(A) FROM THE DOCUMENT KNOWN AS THE HURONTARIO CORRIDOR SECONDARY PLAN

RESIDENTIAL

- MD — MEDIUM DENSITY
- HD1 — HIGH DENSITY ONE
- HD2 — HIGH DENSITY TWO

MIXED USE

- MU1 — MIXED USE ONE
- MU2 — MIXED USE TWO
- MU3 — MIXED USE THREE

INSTITUTIONAL

- S — SENIOR PUBLIC SCHOOL
- F — FIRE STATION
- I — INSTITUTIONAL

OPEN SPACE

- NP — NEIGHBOURHOOD PARK
- C — CEMETERY
- 1-2 — SPECIAL POLICY AREAS
- LANDS SUBJECT TO THIS AMENDMENT
- HEIGHT TRANSITION AREA

COMMERCIAL

- RC — REGIONAL COMMERCIAL

ROADS

- COLLECTOR ROAD

GATEWAYS

- PRIMARY GATEWAY
- SECONDARY GATEWAY

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Drawn By: CJK
Date: 2018 10 10

APPENDIX 4
SECONDARY PLAN DESIGNATIONS
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 5

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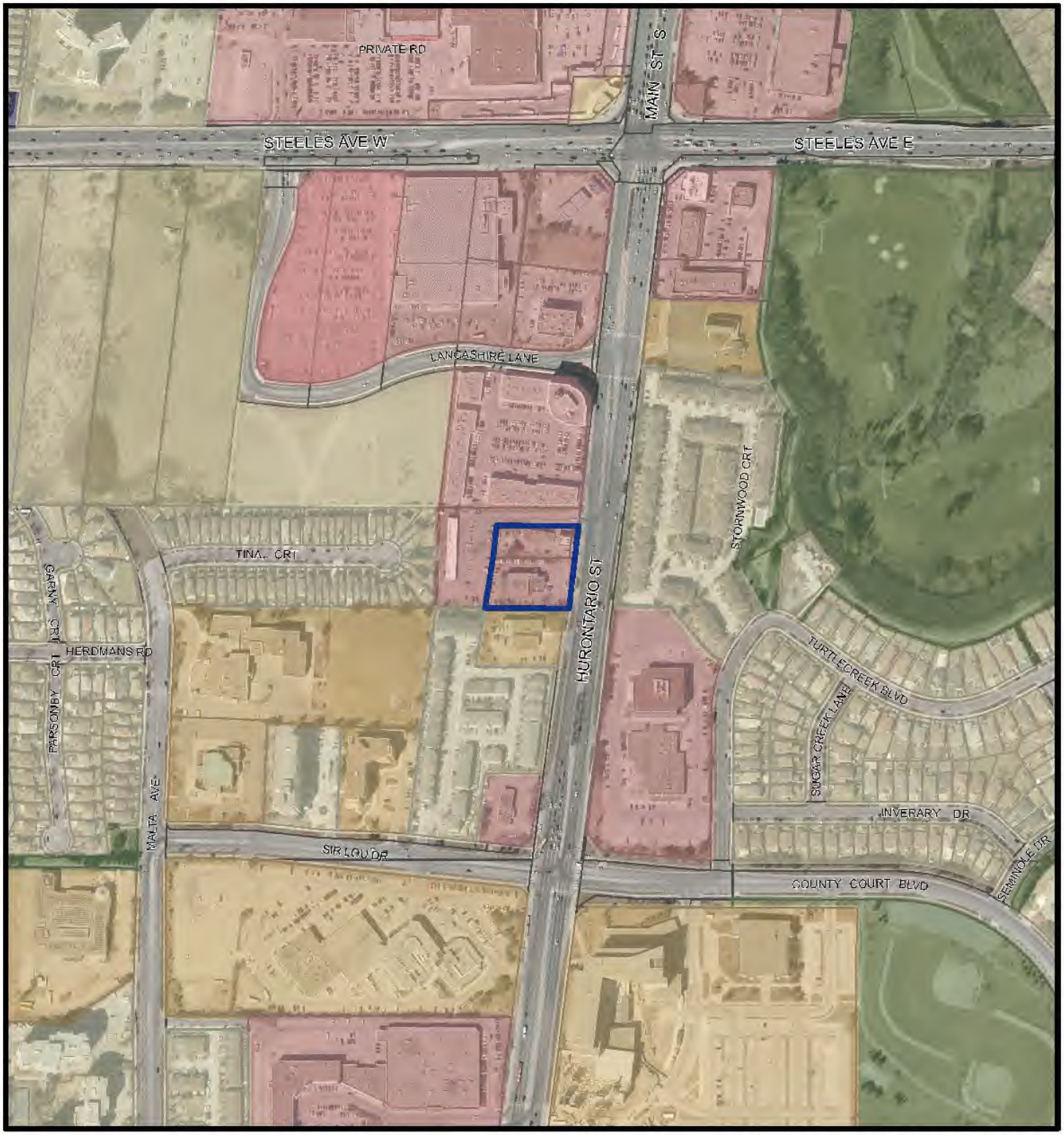
0 50 100
Metres

Author: bberendt
Date: 2018/10/02

APPENDIX 5
ZONING
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 6



AERIAL PHOTO DATE: SPRING 2018

Legend

SUBJECT LAND | AGRICULTURAL | INSTITUTIONAL | ROAD
COMMERCIAL | OPEN SPACE | UTILITY
INDUSTRIAL | RESIDENTIAL

BRAMPTON
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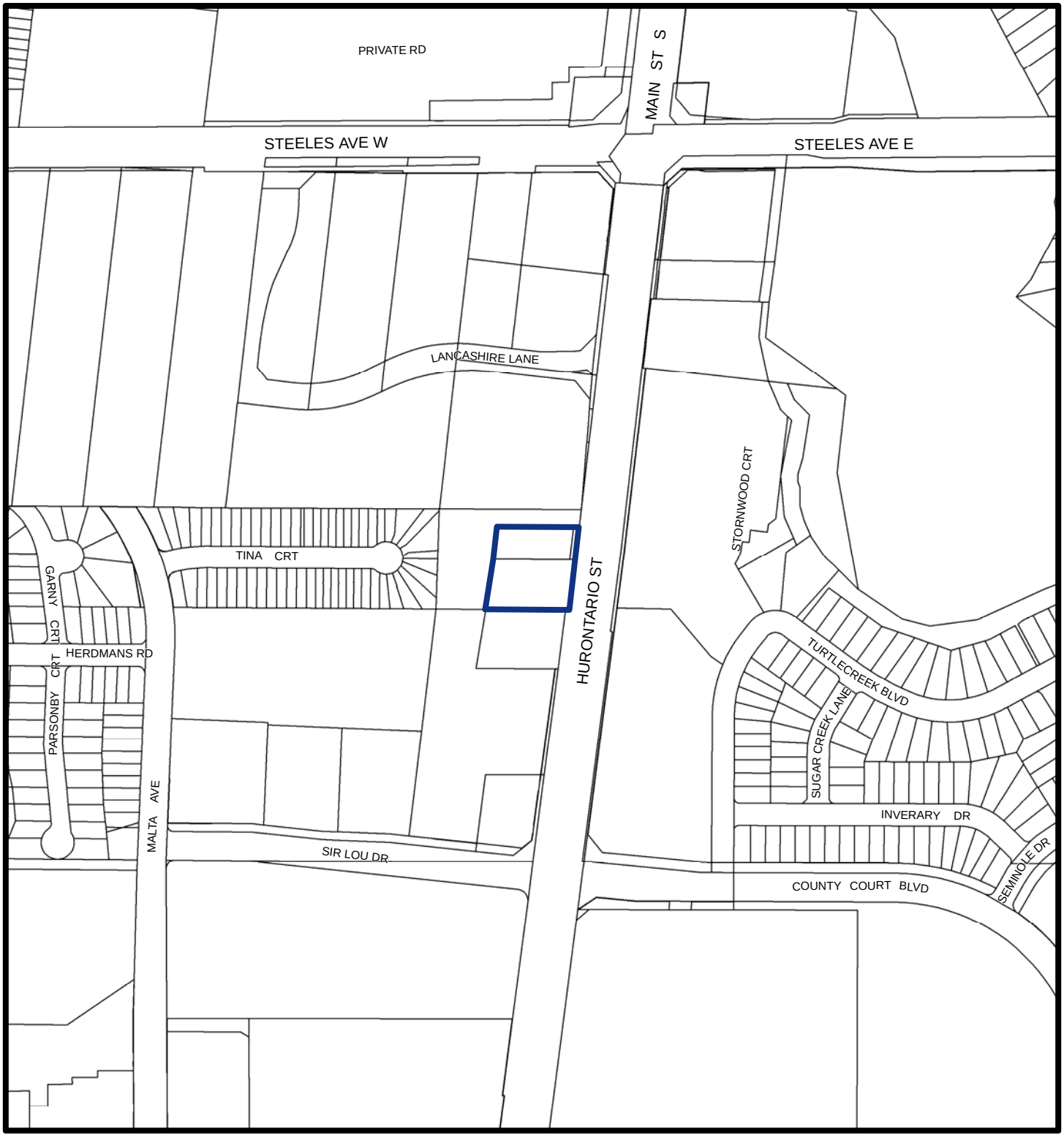
0 50 100
Metres

Author: ckovac
Date: 2019/01/17

APPENDIX 6
AERIAL & EXISTING LAND USE
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 7



SUBJECT LAND

CITY LIMIT

HERITAGE PROPERTIES OUTSIDE 50M

HERITAGE PROPERTIES WITHIN 50M

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0 50 100

Metres

Author: ckovac

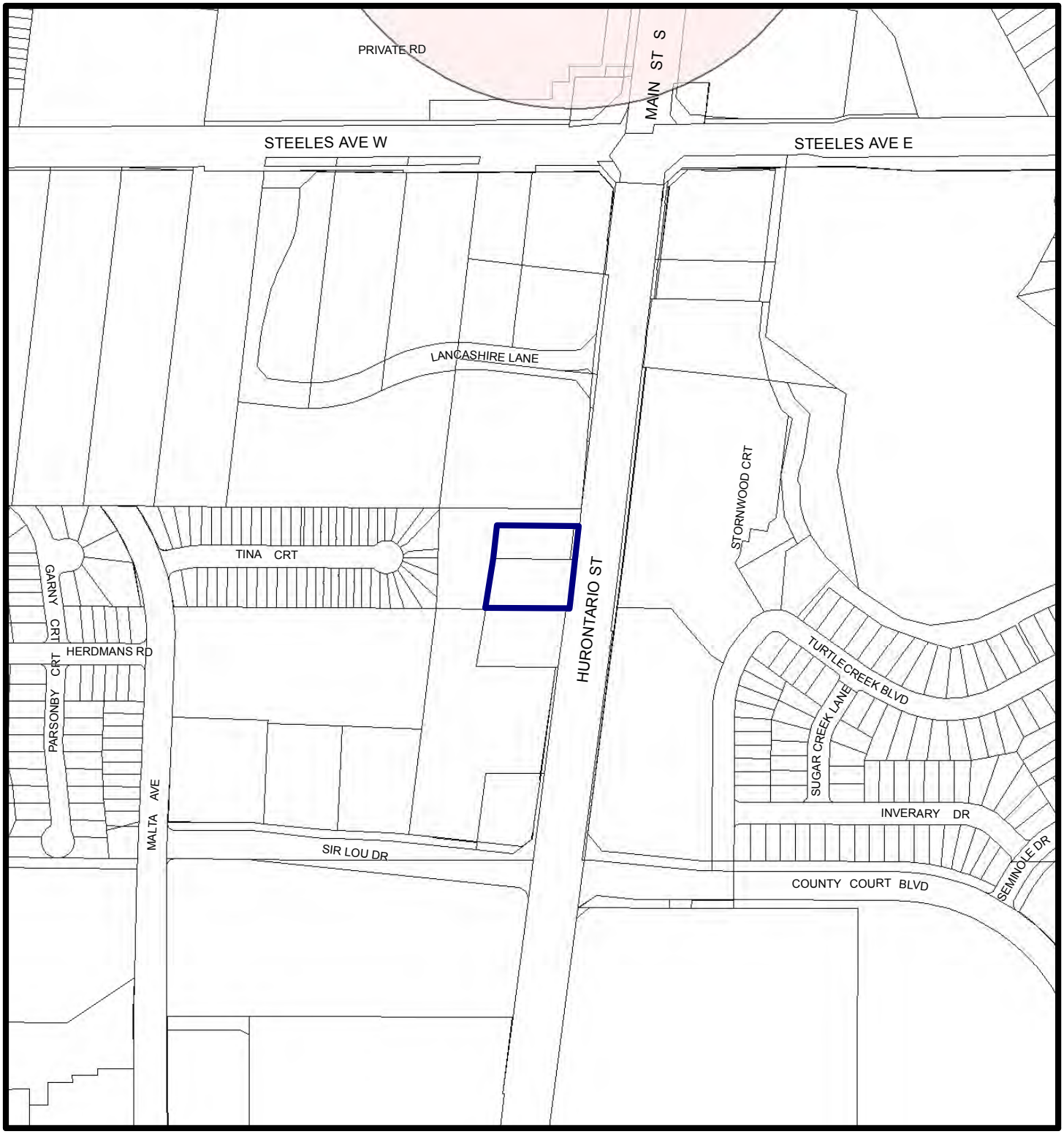
Date: 2019/01/17

APPENDIX 7
HERITAGE RESOURCES
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

*The Heritage Resource boundaries are generalized and not definitive. Please contact a Heritage Coordinator for more information: Cassandra Jasinski : 905-874-2618 Antonietta Minichillo : 905-874-3744

CITY FILE: T01W14.010

APPENDIX 8



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0 50 100
Metres

Author: bberendt
Date: 2019/01/09

APPENDIX 8
PROPANE FACILITIES
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 9

ARTIST'S RENDERING (AERIAL VIEW) - FOR REFERENCE PURPOSES ONLY

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Author: ckovac
Date: 2019/01/17

APPENDIX 9
AERIAL VIEW AND PERSPECTIVE DRAWING
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

APPENDIX 10

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Author: ckovac
Date: 2019/01/17

APPENDIX 10
CONTEXT PLAN
G-FORCE URBAN PLANNERS & CONSULTANTS - 1189389 ONTARIO INCORPORATED

CITY FILE: T01W14.010

Appendix 11

Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2014), conformity with the Growth Plan for the Greater Golden Horseshoe (2017), the Region of Peel Official Plan and the City of Brampton Official Plan.

Official Plan:

The site is designated '*Residential'* in the Official Plan, which permits the development of a range of housing types including multi-unit residential dwellings as well as complimentary commercial and institutional uses. The Official Plan shows the site is within a '*Gateway Mobility Hub'* which is planned to accommodate a concentration of higher density residential, commercial, institutional, and employment development. Generally, lands within a '*Gateway Mobility Hub'* should be developed to accommodate 100-150 people and jobs per hectare, a maximum Floor Space Index (FSI) of 3.0, and with buildings that are between 3-25 storeys in height. Based on its functional importance, development on Hurontario Street and specifically within the '*Gateway Mobility Hub'* requires the highest level of design attention.

The Official Plan also shows that the site is situated along a '*Primary Intensification Corridor'.* '*Primary Intensification Corridors*' shall be planned to accommodate intense mixed use development at higher densities supported by the City's highest level of transit services.

An amendment to the Official Plan is not required.

Secondary Plan:

The Hurontario-Main Corridor Secondary Plan (Area 55) designates the property '*Mixed Use 2 (MU2)'.* Land use within the '*MU2'* designation are planned to be developed predominately for office and institutional uses but a mix of uses and higher densities that support light rail transit and active transportation along the corridor are encouraged. Permitted uses include a full range of office, commercial, institutional and entertainment uses, live/work units, and medium and high density residential uses. Retail, office or institutional uses within a mixed use building will be required with street frontage at the ground level. Lands designated 'MU2' located south of Steeles Avenue should be developed predominantly for office and institutional uses. Although a modest amount of retail space can be supported within this project, it is expected that the non-residential component of the development be developed for office or institutional uses.

The following provisions within the secondary plan also apply to this project:

- In order to provide an attractive and animated pedestrian environment, Secondary Plan policies require a minimum continuous street wall of 95% for most of the frontage.
- The '*MU2'* designation allows a maximum (Floor Space Index (FSI) of 3.0 and a maximum building height of 63.0 metres (20 storeys).
- *Secondary* Plan policies require buildings to address the street. In this regard, a maximum setback for buildings within the *'MU2'* designation is 2.5 metres (8 ft.).

The applicant's Planning Justification Report indicates that they have been able to meet these requirements. Both the concept plan and planning rationale report submitted in support of the application indicate that the proposed development will be developed at a Floor Space Index of about 3.6. Since the application was filed, it was determined that the FSI may likely be closer to 4.0 given that the original calculation excluded the building's internal passageways. As part of the ongoing review of this application, City Planning Staff will need to reconfirm the actual FSI for the proposed development to ensure whether it maintains the policies of the Official Plan and area Secondary Plan and is appropriate for the development of the subject lands.

Zoning By-law:

The subject lands are zoned *'Highway Commercial 1 Section 2566 (HC1-2566)*' and '*Highway Commercial 2 Section 2586 (HC2-2586)'* in Zoning By-law 270-2004, as amended. The *'HC1-2566'* zone permits a service station and a convenience restaurant. The *'HC2-2586'* zone permits a convenience or dining room restaurant, an office, a motor vehicle repair shop and a gas bar in conjunction with the other permitted uses. An amendment to the Zoning By-law is required to facilitate this proposal.

Growth Management:

A full review and analysis of Growth Management issues for this proposal will be provided in the future Recommendation Report to the Planning and Development Services Committee.

Sustainability Score & Matrix:

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 72 points (out of 162 points), which achieves the City's Gold threshold under the site plan review process. City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of the Application:

- Draft Zoning By-law document;
- Concept Site Plan;
- Architectural elevation drawings;
- Planning Justification Report;
- Public Engagement Strategy;
- Sustainable Scoring Matrix and Sustainability Summary;
- Traffic Impact Study and Parking Justification;
- Noise Study;
- Phase 1 and 2 Environmental Site Assessment;
- Property Survey;
- Tertiary Plan;
- Shadow Study;
- Functional Servicing Report;
- Site Servicing and Grading Plan;
- Sediment and Erosion Control;
- Urban Design Brief; and a
- Tree Inventory.

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Report
Planning & Development Committee
The Corporation of the City of Brampton
2019-02-11

Date: 2019-01-18

Subject: **Information Report**
City Initiated Amendments to the Official Plan and Zoning By-law
Marysfield Neighbourhood Character Review Study
Ward: 10
City File Number: OPR TGED

Contact: Michelle Gervais, Policy Planner, Planning and Development Services, michelle.gervais@brampton.ca, 905-874-2073; and Pam Cooper, Manager, Land Use Policy, Planning and Development Services, pam.cooper@brampton.ca, 905-874-2068

Recommendations:

1. **THAT** the report from Michelle Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019 to the Planning and Development Services Committee Meeting of February 11, 2019 entitled **"Information Report"** City Initiated Amendments to the Official Plan and Zoning By-law, **Marysfield Neighbourhood Character Review Study"**, Ward: 10**,** File: OPR TGED be received;

2. **THAT** Planning & Development Services Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and final recommendations, and;

3. **THAT** a copy of this report and Council resolution be forwarded to the Region of Peel for information.

Overview:

- **The Marysfield Neighbourhood Character Review is underway to recommend improvements to the City's policy and zoning framework to better protect the unique cultural, historic, natural and landscape qualities of the Marysfield Neighbourhood.**

- **An Interim Control By-Law (By-law 15-2018) for the Marysfield Neighbourhood was enacted by Council on February 7, 2018 to protect the Marysfield Neighbourhood from new development and future severances until the Marysfield Neighbourhood Character Review Study is finalized and Council has approved the appropriate planning amendments to the Official Plan and Zoning By-Law.**

- **In May 2018, staff presented a staff report to Planning & Development Committee with an update on the Marysfield Neighbourhood Character Review Study and to seek direction to proceed with public consultation.**

- **Two public consultation meetings were held on September 13, 2018 and December 5, 2018.**

- **The purpose of this statutory public meeting is to present the proposed amendments to the City's Official Plan and Zoning By-law for the Marysfield Neighbourhood.**

- **This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

As part of the Official Plan Review currently underway, the City of Brampton has initiated the Toronto Gore Density Policy Review to assess both the existing established estate residential community with a focus on protecting community character and also the undeveloped estate residential lands to determine if there is potential to introduce more urban densities on full urban services to this part of the City.

The Toronto Gore Secondary Plan Area is located in northeast Brampton, generally bounded by Countryside Drive to the north, Castlemore Road to the south, The Gore Road to the east, and Goreway Drive to the west, along with two areas north of Countryside Drive, one of which is the neighbourhood of Marysfield (see Appendix 1 – Marysfield Neighbourhood Air Photo).

In conjunction with the Toronto Gore Density Review Study, the City initiated the Marysfield Neighbourhood Character Review Study. SGL Planning & Design Inc. was hired by the City to complete the Toronto Gore Density Policy Review and the Marysfield Neighbourhood Character Review Study.

To support the direction of the Study, an Interim Control By-Law (ICBL15-2018) was enacted by Council on February 7, 2018 for the lands bounded by The Gore Road to the west, Mayfield Road to the north, the eastern boundary of the Toronto Gore Rural Estate Secondary Plan Area 26 to the east and Countryside Drive to the south (see Appendix 2).

The Interim Control By-law has been enacted to protect the area from new development and future severances of residential lands until the Marysfield Neighbourhood Character Review Study is finalized and Council has approved the appropriate amendments to the Official Plan and Zoning By-Law.

ICBL 15-2018 has been appealed to the Local Planning Appeal Tribunal. A hearing was scheduled to be held between January 9 - 11, 2019. This hearing has now been adjourned and a new date is not yet scheduled. Without a decision from the Local Planning Appeal Tribunal and with the expiry of ICBL 15-2018 on February 7, 2019, staff recommended to Council on January 23, 2019 that ICBL15-2018 be extended for a second year.

Public Open House Meetings

A public open house meeting was held on September 18, 2018 at Professor's Lake Recreation Centre to introduce the study, discuss findings from the background research and analysis and receive feedback from residents on what elements and qualities they felt were important and contribute to the character of their neighbourhood.

A second open house meeting was held on December 5, 2018 at Professor's Lake Recreation Centre to present the proposed amendments to the City's policies and zoning provisions for the Marysfield Neighbourhood and to receive feedback from residents on the proposed amendments.

Current Situation:

A draft Marysfield Neighbourhood Report (Character Review and Policy & Zoning Recommendations) has been prepared by SGL Planning & Design Inc. (see Appendix 3), which discusses the unique characteristics of the Marysfield Neighbourhood that distinguish it from other Estate Residential areas in the City, an analysis of previous severance applications, servicing constraints, a policy overview and preliminary policy and zoning recommendations.

Area Characteristics

The Marysfield Neighbourhood is considered a unique community due to its history and special character. In 1954, the Family Home Builder Cooperative Ltd. was established by 14 families that came together to form the first housing cooperative as well as the first Catholic mission parish. Within a year, the construction of the houses was completed

and a new community was made. The community was shaped as a rosary as a testament to their faith.

Other than the unique rosary road pattern, the Marysfield Neighbourhood has distinctive characteristics consisting of streets that are lined with ditches on both sides, no curbs or sidewalks for pedestrians and an abundance of open space and a mature tree canopy. There is a variety of lot sizes ranging between 0.39 and 0.88 hectares. There are lots with wide street frontages and shallow lot depths, square-shaped lots and lots with narrower frontages and longer lot depths. The dwellings within the neighbourhood are modest in size and there is a diversity in their design, orientation and placement on individual lots.

Proposed Amendments to the City's Official Plan and Zoning By-law:

Policy Recommendations

Below is a summary of the draft policy and Zoning By-law recommendations that have been recommended by SGL with respect to the Marysfield Neighbourhood. The Official Plan contains general criteria for development and severances on a City-wide basis and specific to the estate residential area. In SGL's report, it is acknowledged that even though the policies in the City's Official Plan recommend the preservation of the unique and historic development patterns of the estate residential area, pressures for development and redevelopment within the area can often result in a lot fabric and built form that are not consistent with the character of the community.

The following three (3) policy recommendations have been made by SGL that focus on protecting community character that contributes to the area's identity:

1. <u>Identify Marysfield as a "Residential Character Area" in the Official Plan</u>

   It is recommended that the City identify "Residential Character Areas" within the "Unique Communities" policy of the Official Plan. The additional policy language would recognize that there are areas with the City's "Unique Communities" that may be identified as a "Residential Character Area" in recognition of an area's recognizable elements of character. New development and redevelopment should be compatible with the characteristics that are prevalent in both the public and private realms of the "Residential Character Area". Marysfield should be identified as a "Residential Character Area" in the Official Plan, recognizing that the Marysfield Neighbourhood is an area with a unique rosary street pattern and a recognizable open space character.

2. Criteria for Severances

Severance criteria are proposed to include the following:

- Severances in the Marysfield Neighbourhood shall be considered and may only be granted:

  i) if adherence to minimum lot area and lot width requirements is met, as set out in the implementing Zoning By-law; and

  ii) where adherence to the "Residential Character Area" policies can be achieved.

3. Future Consideration of a Cultural Heritage Landscape

The Official Plan should also direct that the City explore the potential for a future Cultural Heritage Landscape designation to apply to the Marysfield Neighbourhood given the history of how the neighbourhood came to be, the significance associated with the rosary street pattern and the open space characteristics of the community.

The proposed Official Plan Amendment for the Marysfield Neighbourhood can be found in Appendix 4.

Zoning By-law Recommendations

A number of amendments to the Rural Estate Two (RE2) zoning provisions, which apply to the lots in Marysfield, are being proposed to implement the above noted policy recommendations. New zoning standards are also being proposed to better regulate and protect the distinctive character elements of the Marysfield Neighbourhood that contribute to the area's identity, while also balancing redevelopment in the area. These include maximum front yard depth, maximum lot coverage, minimum separation distance between dwellings, minimum landscaped open space and maximum driveway width.

The chart below highlights the existing Rural Estate Two (RE2) zone requirements and restrictions and the proposed amendments to the Zoning By-law that will be implemented through a site-specific RE2 zone that will apply to all of the lots within the Marysfield Neighbourhood.

Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 – Special Section)
Minimum Lot Area	0.8 hectares (2.0 acres)	0.4 hectares (1.0 acre)
Minimum Lot Width	45.0 metres	45.0 metres
Minimum Lot Depth	No Requirement	No Requirement
Minimum Front Yard Depth	12 metres	12 metres
Maximum Front Yard Depth	No requirement	20 metres
Minimum Interior and Exterior Side Yard Width	7.5 metres	7.5 metres
Minimum Dwelling Separation	No requirement	15 metres
Minimum Rear Yard Depth	15 metres	15 metres
Maximum Building Height	10.6 metres	10.6 metres
Maximum Lot Coverage	No requirement	10%, excluding accessory structures
Minimum Landscaped Open Space	70% of the front yard	70% of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones.
Minimum Ground Floor Area for Main Building	One storey: 170 m^2 More than one storey: 115 m^2	One storey: 170 m^2 More than one storey: 115 m^2

Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 – Special Section)
Maximum Driveway Width	The minimum width of a driveway shall be 3.0 metres and the width of the driveway shall not exceed 50 percent of the width of the lot unless such maximum driveway width would conflict with the minimum landscaped open space yard requirement in the applicable zone, in which case, the minimum landscaped open space requirement shall prevail.	The minimum width of a driveway shall be 3.0 metres and the width of the driveway shall not exceed 50 percent of the width of the lot unless such maximum driveway width would conflict with the minimum landscaped open space yard requirement in the applicable zone, in which case, the minimum landscaped open space requirement shall prevail. The maximum driveway width shall be 6 metres between the street edge and a point 10 metres from the street edge. On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.

A copy of the proposed Zoning By-law Amendment can be found in Appendix 5.

Public Meeting Notification Area:

Notice of the Public Meeting was circulated to property owners within 240 metres of the subject lands as per *Planning Act* requirements, and by public notification in the Brampton Guardian. The Public Notice was also emailed to the list of interested parties on file. This report has been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time.

Other Implications:

There are no other corporate implications identified at this time.

Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Strategic Plan:

This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way.

The proposed Marysfield Neighbourhood Character Review supports the Strategic Plan priority of Smart Growth to preserve and protect natural and heritage environments with balanced, responsible planning.

Next Steps:

Staff advise that, prior to finalizing recommendations to Council, the proposed City-initiated amendments to the Official Plan and Zoning By-law will be evaluated for consistency with the Provincial Policy Statement (2014), conformity with the Growth Plan for the Greater Golden Horseshoe (2017), the Regional of Peel Official Plan and the City of Brampton Official Plan.

Staff will report back to Planning & Development Committee with final recommendations and an Official Plan and Zoning By-law Amendment for the Marysfield Neighbourhood.

Conclusion:

In compliance with the requirements of the *Planning Act*, the City is holding a statutory public meeting to present a draft Official Plan and Zoning By-law Amendment for the Marysfield Neighbourhood for public review and comment.

Respectfully submitted by:

Michelle Gervais, MCIP, RPP
Policy Planner

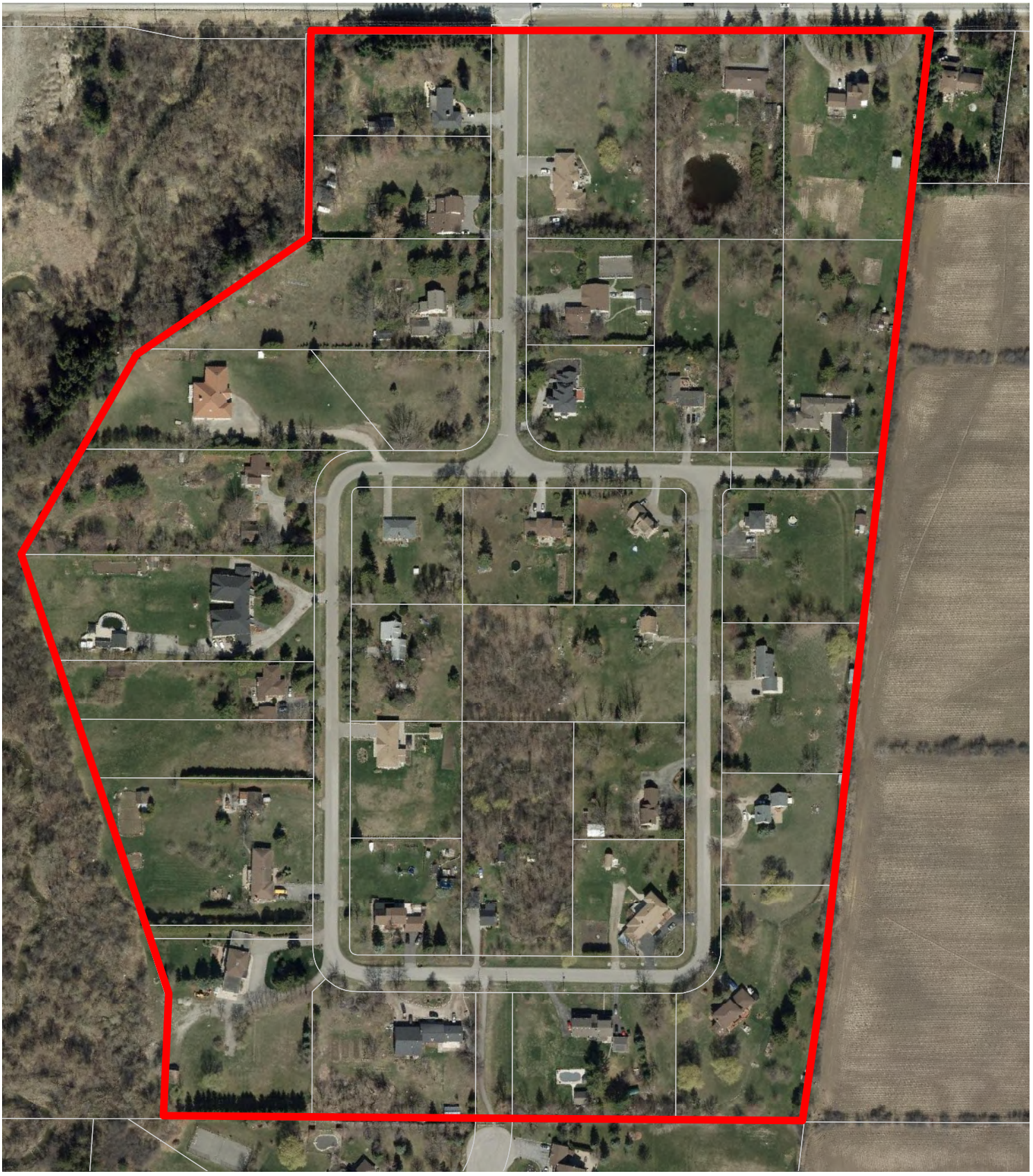
Recommended by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Appendices:

Appendix 1:	Marysfield Neighbourhood Air Photo
Appendix 2:	Interim Control By-law 15-2018
Appendix 3:	Toronto Gore Density Policy Review – Marysfield Neighbourhood Character Review and Policy and Zoning Recommendations Report prepared by SGL Planning dated January 2019
Appendix 4:	Draft Official Plan Amendment
Appendix 5:	Draft Zoning By-law Amendment

Report authored by: Michelle Gervais, MCIP, RPP, Policy Planner



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PLANNING AND DEVELOPMENT SERVICES

Author: TRDORN
Date: 2018/12/17

Appendix 1-Marysfield Neighbourhood

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 15 - 2018

An Interim Control By-Law applicable to part of the area subject to Zoning By-law 270-2004

WHEREAS The Council of the Corporation of the City of Brampton ("Council") directed staff by resolution to further review the Official Plan policies with respect to severances in the Estate Residential Area within the Marysfield Drive area, which has been initiated as the Marysfield Neighbourhood Character Review (the "Study");

AND WHEREAS Section 38 of the *Planning Act*, R.S.O. 1990 c. P13, as amended, permits the municipality to pass an interim control by-law to be in effect for a period of time, not to exceed one year, to prohibit the use of land, building or structures within a defined area;

AND WHEREAS Council deems that while the City expeditiously completes the Study, an Interim Control By-law is necessary to prohibit new development and severances within the unique estate residential community known as the Marysfield Drive study area;

NOW THEREFORE, the Council of the Corporation of the City of Brampton ENACTS as follows:

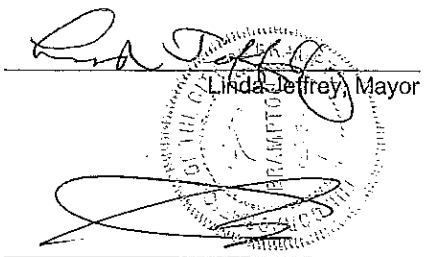
1. Notwithstanding any other by-law to the contrary, no person shall, within the area set out in Schedule A to this Interim Control By-Law, use any residential land, building or structure for any purpose whatsoever except for a use that lawfully existed on the date of the passage of this interim control by-law as long as it continues to be used for such purpose.

2. This by-law expires one year from the date of its enactment and passage by Council.

ENACTED and PASSED this 7th day of February, 2018.

Approved as to form.
2018/Feb/6
N. Kotecha

Approved as to content.
2018/2/6
David Waters



Linda Jeffrey, Mayor

Peter Fay, City Clerk

LEGEND

LANDS SUBJECT TO INTERIM CONTROL BY-LAW 15-2018

PART LOTS 16 & 17, CONCESSION 10 N.D.

By-Law 15-2018 Schedule A

CITY OF BRAMPTON
Planning and Development Services

Date: 2018 02 05 Drawn by: CJK

File no. P25_TOR_GORE_INTERIM_ZBLA

TORONTO GORE DENSITY POLICY REVIEW

MARYSFIELD NEIGHBOURHOOD

CHARACTER REVIEW AND POLICY & ZONING RECOMMENDATIONS

Prepared by:

SGL Planning & Design Inc.

DRAFT JANUARY 2019

TABLE OF CONTENTS

PART A: INTRODUCTION & POLICY REVIEW

1 INTRODUCTION

1.1 Study Background and Purpose

The Marysfield Neighbourhood has been subject to increasing pressures related to applications for lot severances. In November 2011, the City's Planning Committee considered a staff report seeking direction to appeal a Committee of Adjustment decision that approved a severance in the Marysfield Neighbourhood. While in the end the decision was not appealed, City Council directed staff to undertake a policy review of the Official Plan policies respecting severances in the Estate Residential Area in the Marysfield Neighbourhood. As a result, the City has initiated a focused review of the Marysfield neighbourhood, which is being conducted in tandem with a broader density and policy review of the Toronto Gore Estate Residential Area.

The purpose of the detailed review of Marysfield is to examine the character defining elements of the Marysfield community and to identify how these elements can be protected while balancing the growth-related pressures in the area.

This report first examines the elements of neighbourhood character that distinguish the Marysfield Neighbourhood from other Estate Residential Areas in the City of Brampton. This report also examines and analyzes previous severance applications in the Marysfield Neighbourhood, as well as servicing constraints in the area. A review and analysis of applicable Official Plan policy and zoning regulations is also discussed in this report, identifying where improvements can be made to the policy and zoning framework to better protect neighbourhood character, and options to achieve this are presented.

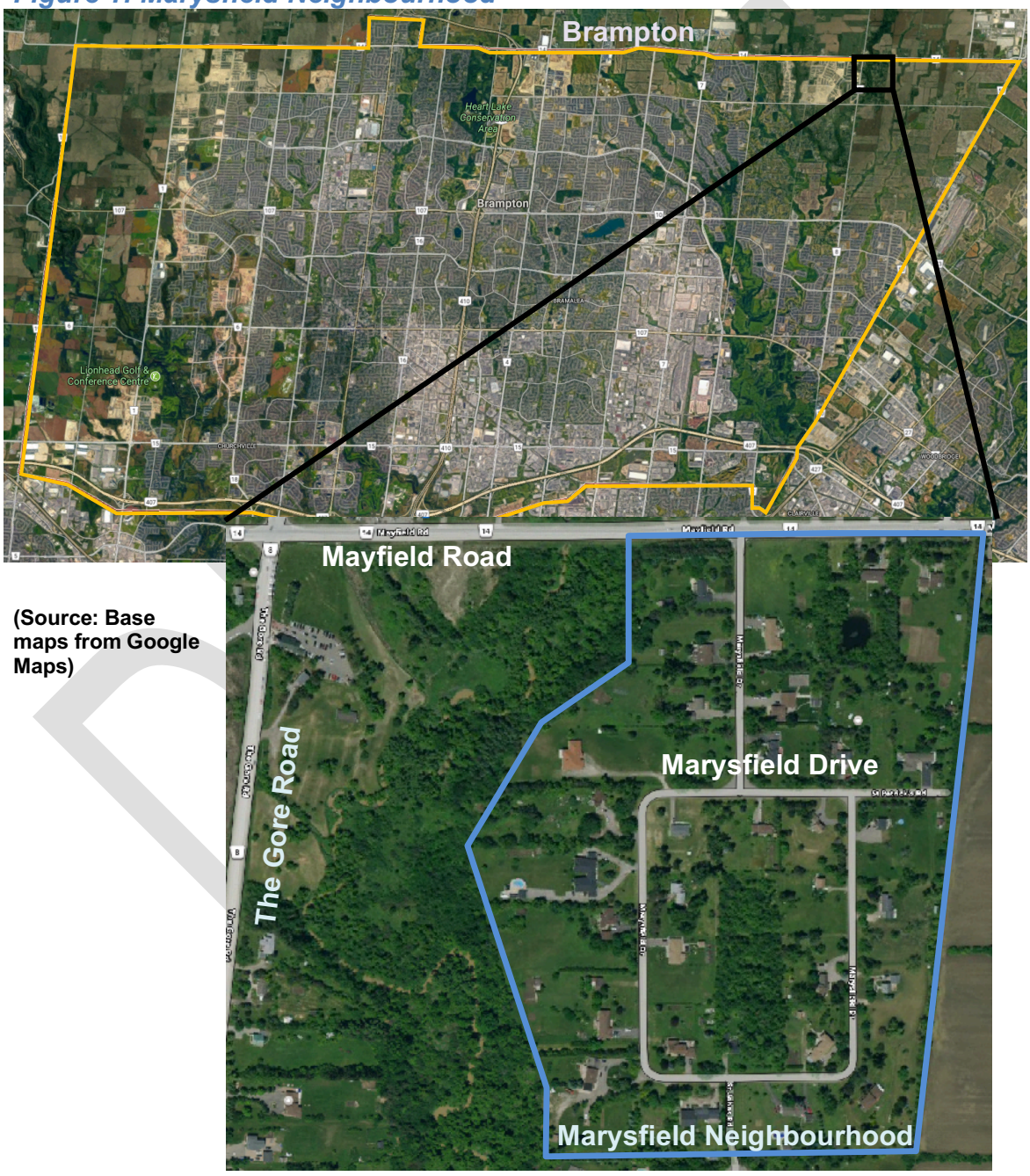
1.2 What is a Character Study?

A character study, in the context of land use planning, examines and identifies the defining characteristics of a geographic area that contribute to its identity as a unique place. The overarching objective of carrying out a character study is to identify appropriate mechanisms to ensure that these defining characteristics of a place are maintained, preserved or enhanced as that place experiences change. As such, a character study consists of a review of applicable policies and regulations for a given geographic area, the identification of elements of neighbourhood character and the ultimate development of appropriate mechanisms to address neighbourhood character, all informed by consultation with residents, staff and other agencies.

1.3 Neighbourhood Location

The Marysfield neighbourhood is located east of The Gore Road and south of Mayfield Road, within the Toronto Gore Community, as shown in **Figure 1**. As identified by the City, Marysfield is considered a distinctive residential community due to its unique history and special character.

Figure 1: Marysfield Neighbourhood



(Source: Base maps from Google Maps)

1.4 Neighbourhood History

The Marysfield Neighbourhood has a unique history that led to its development. In 1954, the Family Home Builder Cooperative Ltd. was established by 14 families that came together to form the first housing cooperative as well as the first Catholic mission parish in Ontario, affiliated with St. Patrick's Church in neighbouring Wildfield, the second oldest church in the Archdiocese of Toronto. Each family contributed $1,000 to the cooperative, half of which was used to purchase the land, approximately 200 acres, from the St. Patrick's Church farm. As a cooperative, the families were able to make bulk purchases of materials and collectively built the houses, which helped reduce costs. Within a year, they completed constructing their houses and a new community was formed. The 14 houses that were initially built were based on Canada Mortgage and Housing Corporation (CMHC) plans.

Now known as Marysfield, the community was modelled after a rosary as testament to their faith. St. Patrick's Catholic Church and school were a fundamental part of this community. While the corporative has since dissolved, the Marysfield community continues to be an important part Brampton and the Toronto Gore Community.

An image of the original registered plan of subdivision of the neighbourhood is shown in **Figure 2**.

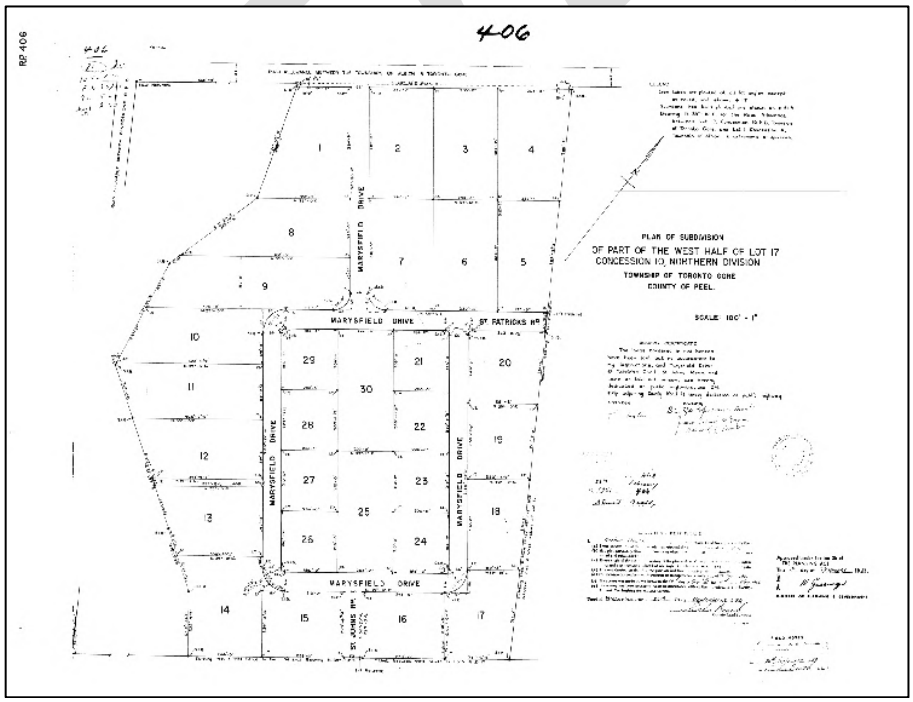


Figure 2: Original Registered Plan of Subdivision

PART B: CHARACTER REVIEW

2 AREA CHARACTERISTICS

Character is a collection of all the elements (public and private realm) that make you feel like you're in a unique place. It is important to be able to describe how features of an area come together to give that area its own particular "character" or "sense of place". Individual elements such as, building type, age and spacing between buildings, as well as the amount and type of vegetation on a property, are some of the critical determinants of an area's character. It is even more important to understand the synergies between the elements of character, and how they work together to define a sense of place.

The Marysfield Neighbourhood has unique characteristics. Accessed exclusively from Mayfield Road in the north, the neighbourhood is made up of one road that loops back onto itself. As noted above, the layout of the road is modelled on the shape of a rosary, paying homage to the original setters' religious faith. The street is lined on either side with ditches, and there are no curbs or sidewalks for pedestrians. Beyond the edge of the paved road, there is an abundance of greenery and open space that contributes to the rural-like setting of the community.

In terms of servicing, the neighbourhood is serviced by private wastewater services, meaning that each house has a private septic system and is not connected to the municipal sewer system. The neighbourhood, however, is serviced by municipal water services.

Entering the community from Mayfield Road, one of the primary observed characteristics is the mature tree canopy of the neighbourhood. The canopy provides buffering between the road and the dwellings, as well as between the dwellings themselves.

The dwellings are eclectic in design and for the most part, are modest in size, particularly when compared to the housing stock within the broader Estate Residential area to the south and west.

The lot pattern in the neighbourhood is varied, with lots of varying sizes. On each lot, there is also variation in terms of how the buildings are situated, and their relation to the street and neighbouring dwellings.

This section of the report describes these defining characteristics of Marysfield in greater detail, arranged by public and private realm characteristics, as follows:

- Public realm: lot size, lot pattern, street pattern, street trees, sidewalks; and
- Private realm: front yard depth; orientation of dwellings, ground floor area, garages, dwelling separation distance.

2.1 Public Realm Elements of Neighbourhood Character

In any geographic or neighbourhood context there is an array of elements in the public realm that can contribute to the character of an area. The public realm refers to all publically accessible lands, including roads, sidewalks, parks and other public spaces. In the Marysfield context, the public realm refers to the roads, as there are no sidewalks or other public open spaces other than a pathway at the south end of the neighbourhood.

In Marysfield, when thinking about the defining elements of neighbourhood character in the public realm, we think about the pattern of the street, the layout and sizes of lots as they relate to the street and vegetation along the street. This section of the report examines these elements.

2.1.1 Lot Size

Within the Marysfield neighbourhood the lot sizes vary between 0.39 ha and 0.88 ha, with an average lot size of 0.57 ha (**Figure 3)**. Almost half of the lots are 0.40 ha (±0.01 ha) (**Figure 4**), while the remaining lots have an average lot size of 0.72 ha (**Figure 5**). The Brampton Official Plan states that the minimum lot size be 0.8 ha, however, only seven properties (21%) meet this requirement. Furthermore, three lots that had a minimum lot size of 0.8 ha have recently been severed to create three new 0.40 ha lots. Of these three original lots, only one of these retained lots remains relatively large at 0.71 ha. It is also important to note that these lots have varying lot widths, and this variation in lot widths has an impact on the perception of lot size from the public realm (the street).

Figure 3: Lot Size

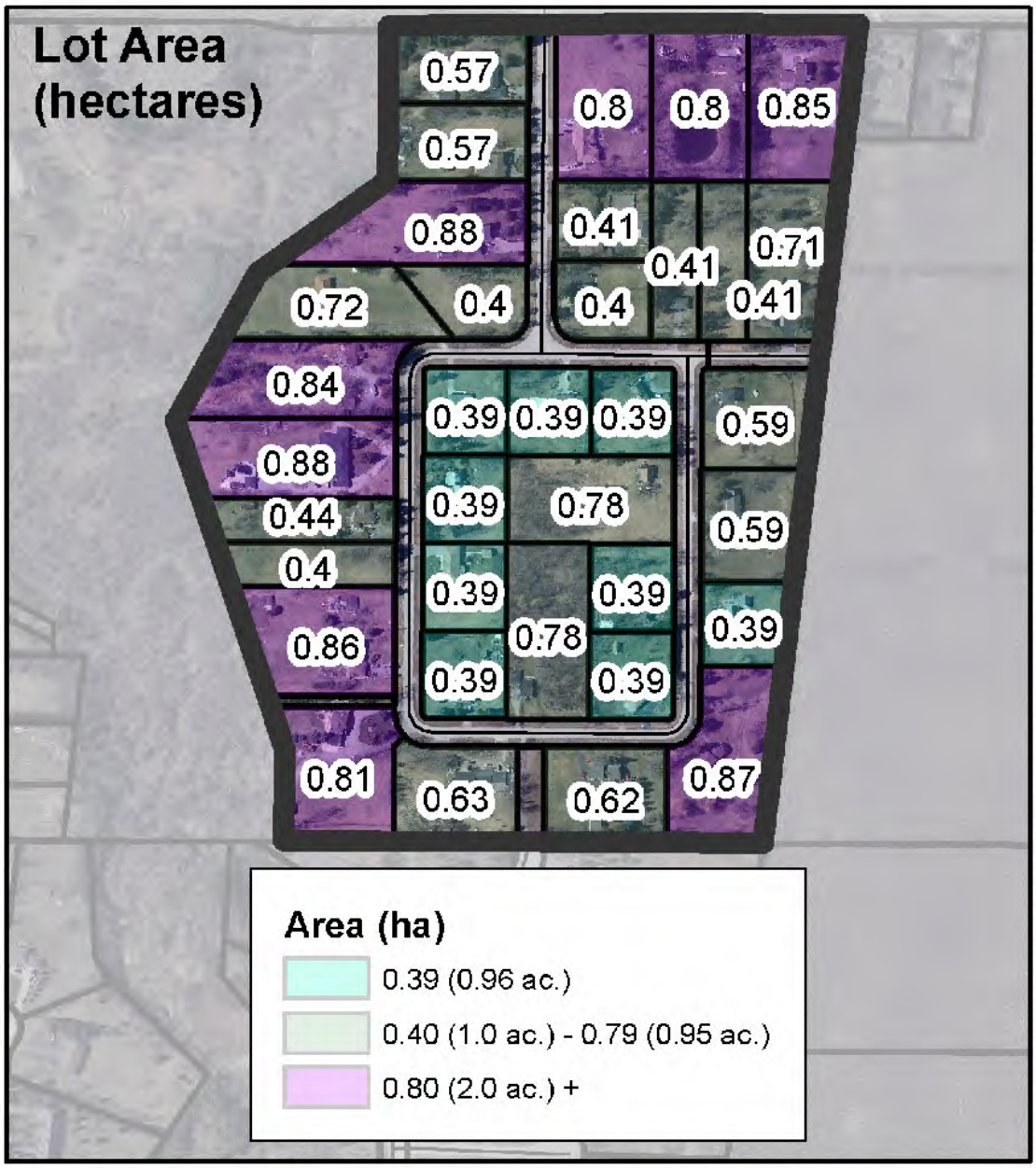


Figure 4: Lot Size Example 1

51 Marysfield Drive. This single-storey house is located on a 0.4 ha square property. The house is also oriented towards one side of the lot, and contains an attached garage that is flush with the house. (Source: Google Maps and site visit)

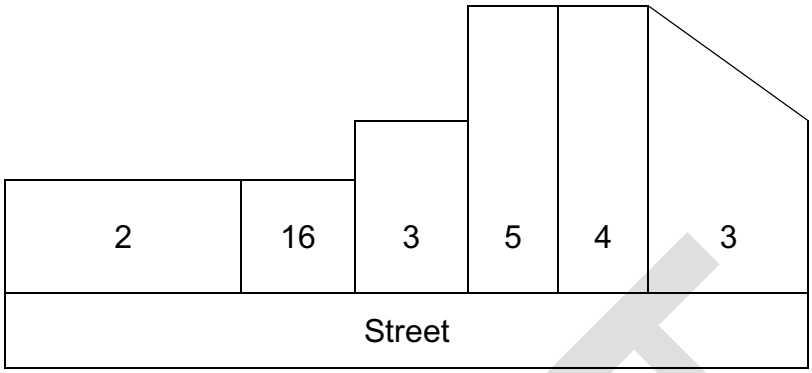
Figure 5: Lot Size Example 2

27 Marysfield Drive. This two-storey house is located on a 0.8 ha property. The house is oriented towards the north side of the property, faces the street and does not have a garage. (Source: Google Maps and site visit)

2.1.2 Lot Pattern

As eluded to in the previous sub-section, the lot pattern within the area is varied, from wide street frontages and shallow lot depths to square-shaped lots, to lots with narrower frontages and longer lot depths (**Figure 6**). Square lots are the most prominent in Marysfield, with 16 lots fitting this category (**Figure 7**). Only 2 lots have wide frontages, while 12 lots have narrower frontages and long depths. There are also 3 lots that have an irregular shape, with angular lot lines. The lot frontages generally comply with the zoning by-law minimum lot frontage of 45 metres, however the severance of two of the original lots has created a situation where now both the retained and severed portions of those lots now have a frontage that is ¾ of the minimum required frontage. As noted earlier, the variation in lot widths has an impact on the perception of lot size from the public realm (the street), and this has an impact on the overall character of the neighbourhood.

Figure 6: Marysfield Lot Pattern



Numbers represent the number of associated properties for each lot type.

(Source: Based on Google Maps and site visit)

Figure 7: Example Lot Pattern

16 Marysfield Drive. As exemplified here, square lots account for nearly half of the lots in the community. Located on a corner lot, the property shown here is one of the larger homes in the area. Although it has a circle driveway, the garage access is on the left side of the house.

(Source: Google Maps and site visit)

2.1.3 Street Pattern, Street Trees, Sidewalks and Infrastructure

Other elements of the public realm that have an impact on neighbourhood character include the layout and pattern of streets, the presence of street trees on public property, sidewalks lining the street, and other elements of infrastructure including drainage ditches. In Marysfield, the street pattern was designed to mimic the rosary. The street pattern in Marysfield is certainly a defining element of neighbourhood character, and is unlikely to change as the

street is owned and maintained by the City of Brampton. With respect to street trees and mature vegetation, there does not appear to be a uniform pattern of trees or other vegetation within the public realm along Marysfield Drive or St. Patricks Road. With that said, however, there are many trees along the street, within the public realm, that form part of the open space character of Marysfield. Lastly, there are no sidewalks in the Marysfield Neighbourhood, however there are drainage ditches. These ditches form part of the rural character of Marysfield.

2.2 Private Realm Elements of Neighbourhood Character

The private realm refers to privately owned lands. In the Marysfield context, the private realm refers to the individual lots along Marysfield Drive and St. Patricks Road.

In Marysfield, when thinking about the defining elements of neighbourhood character in the private realm, we think about landscaped open space on properties, the placement of dwellings and their relation to lot lines and other neighbouring dwellings and buildings, the size of dwellings in terms of built form, and the location of private garages. These elements work together to contribute to the definition of neighbourhood character in Marysfield. This section of the report examines these elements.

2.2.1 Front Yard Depth

Front yard depths, for all lots but one, comply with the zoning by-law, which requires a minimum front yard of 12 metres (**Figure 8**). The shortest yard is approximately 8.1m but the majority of lots range from 13.5 metres to 27.8 metres (**Figure 9**). There are three lots with very large front yards.

Figure 8: Typical Front Yard Depth

41 Marysfield Drive. This cottage style house has a typical front yard setback of approximately 20 metres. It is located to one side of the property, has a detached garage located beyond the front wall of the dwelling, and is situated on a deep lot.
(Source: Google Maps and site visit)

Figure 9: Large Front Yard Depth

70 Marysfield Drive (severed lot is 72 Marysfield Drive). This house has one of the largest front yards, even after severing the front portion of the lot. The front portion of the lot has been severed which has left the retained portion of the lot with reduced street frontage but still with a large front yard.
(Source: Google Maps and site visit)

2.2.2 Orientation of Dwellings

Houses on corner lots in Marysfield are either oriented to squarely face one street frontage or angled to face both corners (**Figure 10 and 11**). Two of the houses with corner lots contain large setbacks, which make them difficult to view from the street.

The placement of dwellings on lots in Marysfield is varied, with 12 dwellings centred on the lot, 12 dwellings located on the left side of the lot (when viewed from the street), and 6 dwellings located on the right side of the lot. There are 12 lots with dwellings located entirely left or right of the centreline of the property. Therefore, there is great potential for the future severance of the properties where the dwelling is entirely situated to one side of the lot. It is also important to note that approximately half of the dwellings are composed of one-storey dwellings, and the other half are composed of two-storey dwellings.

Figure 10: Typical House Orientation

40 Marysfield Drive. This house is characteristically oriented towards the street. It also features two driveways, a detached garage that is setback beyond the front wall of the dwelling, and the house is situated in the centre of the lot. (Source: Google Maps and site visit)

Figure 11: Typical Corner Lot Orientation

23 Marysfield Drive. This corner lot house is angled towards the corner, rather than oriented squarely to face the front lot line. It also features a circular driveway, an attached garage that projects forward, and is situated to one side of the property.
(Source: Google Maps and site visit)

2.2.3 Ground Floor Area

Although the largest dwelling has a footprint of nearly 700 m^2 (7,535ft^2), the vast majority of houses are quite modest, with the smallest footprint of approximately 73m^2 (786ft^2) and the average at 217m^2 (2,336ft^2) (**Figure 12**). There are 12 houses that are small than the minimum ground floor area, as established by the Brampton Zoning By-law 270-2004.

It is reasonable to assume that the attractiveness of these properties lies in both their size and the small size of the homes that can easily be demolished and larger homes could be built. An application to demolish could be submitted along with application to build a larger home. Further, the potential for severance requests also increases when an application is made to demolish the existing homes.

Figure 12: Example of a Dwelling with a Small Ground Floor Area

27 Marysfield Drive. With a ground floor area of approximately 73m^2 (786ft^2), this house is the smallest in the neighbourhood. However, there are 12 other houses that do not meet the Zoning By-laws minimum ground floor area requirement. (Source: Google Maps)

2.2.4 Garages

Garages are found on the majority of properties, with one property containing two separate garages. The predominant garage type is the attached garage, in-line with the front wall of the house (**Figure 13**). There are seven detached garages in Marysfield, all of which are set back from the front wall of the house. While most of the detached garages are relatively close to the house, two garages are over 20 metres from the house. A few lots do not have garages (**Figure 14**). There are also nine properties with driveways that cross the property line twice, seven of which are circular driveways.

Figure 13: Example of an Attached Garage

59 Marysfield Drive. Characteristic of the Marysfield neighbourhood, this single-storey house contains a single car attached garage that is in line with the front wall of the house. The house is also located in the middle of the lot and orientated towards the street. (Source: Google Maps and site visit)

Figure 14: No Garage

55 Marysfield Drive. This house is oriented towards the street, but is situated to the side of a square-shaped lot and does not have a garage. (Source: Google Maps and site visit)

2.2.5 Dwelling Separation Distance

One of the main characteristics of the Marysfield Neighbourhood that contributes to the overall character of the area is the generous side separation distance between dwellings (**Figure 15**). An analysis of approximate separation distances between dwellings reveals that over half of the separation distances between

dwellings on adjacent lots are greater than 40 metres, and in only three cases are dwellings less than 20 metres apart on adjacent lots.

Figure 15: Dwelling Separation Distance

2.3 Potential Impediments to Protecting Neighbourhood Character

In review of the defining neighbourhood characteristics of Marysfield in both the public and private realms, it is important to understand the context of how neighbourhood character is affected or impacted through changes to these elements.

As noted throughout this section, observed characteristics within Marysfield include a sense of open space, the placement of dwellings on a property in relation to neighbouring dwellings, side wall separation between dwellings, and landscaping. As new development occurs or is proposed within Marysfield, it may not fit in with the patterns and characteristics of the established community, and in these cases, new development may be an impediment to preserving the character of Marysfield.

The placement of dwellings contributes to the sense of open space within Marysfield. Dwellings placed "out of sync" with other dwellings can lead to variations in separation distance between dwellings and variations in building setbacks from the street, which in turn, have an impact on the sense of open space in the community. Likewise, the size of a dwelling on a property has an impact on its relationship to other dwellings, in terms of scale, massing and separation distance. A change in the amount of landscaping provided on a property also has an impact on character. For instance, a new dwelling that proposes a wide driveway or a significant paved area in the front yard detracts from the amount of landscaping provided on a property, and in turn affects the sense of open space in the neighbourhood.

Another change that has occurred in the past and continues to be proposed in Marysfield, and that has an impact on the defining elements of neighbourhood character of Marysfield is the occurrence and proposal of lot severances. A lot severance results in a change in the pattern of lot area and lot frontage in the neighbourhood, and has an impact on the other defining elements of neighbourhood character, including massing, dwelling placement and landscaping. An analysis of past severances is contained in the next section of this report.

3 ANALYSIS OF PAST SEVERANCES

A review of all severance applications within the last 22 years in the Toronto Gore was conducted. A total of 14 applications have been reviewed, with 6 approvals, 5 refusals, and 3 in-progress or deferred (see **Figure 16** below). One of the approved applications severed three lots, ranging from 0.57 to 0.78 ha in size, from a large undeveloped parcel of land. Two additional applications were filed in January 2018 for severances in the Marysfield Neighbourhood.

Five of the severance applications were approved because the dimension and shape of the lots were deemed by the Committee of Adjustment to be adequate for the homes proposed and would not adversely affect the existing surrounding homes. One severance application was approved by the Ontario Municipal Board (OMB). According to the Board's decision, the application was consistent with the Provincial Policy Statement, conformed to the Official Plan, fit the subdivision in which the subject property was located, was appropriate for the intended residential use of the site, represented modest intensification, and was in the public interest.

In Toronto Gore, including the Marysfield Neighbourhood, the Zoning By-law requires a minimum lot size of 0.8 ha and a minimum lot width of 45 metres.

Three-quarters of all applications for severance in the Toronto Gore have been in the Marysfield Neighbourhood. In Marysfield, three applications have been approved, and four have been refused (including two applications recently refused by the Committee of Adjustment in February 2018). Within this neighbourhood, lots are smaller on average than the rest of the Toronto Gore. The three approved severances resulted in an average lot area of 0.46 ha, ranging between 0.40 ha and 0.72 ha, and an average lot frontage of 33.32 metres, ranging between 13.50 metres and 52.28 metres (see **Table 1** below). Two of the severances created lots with widths of approximately 35.1 metres and 32.0 metres.

Refused severance applications attempted to create new lots ranging between 0.37 ha. and 0.5 ha (see **Table 2** below). The frontages that were proposed ranged from 28.94 metres to 38.66 metres.

Based on severance trends to create lots with an area of 0.40 ha or larger and frontages of at least 13.5 metres in the Marysfield Neighbourhood, it appears likely that additional severances may be proposed. Based on our review, there are approximately seven lots where future severances may be proposed. However, two of these potentially severable lots have been the subject of severance applications in 1995 and 2009, and both applications were refused (one of which was again the subject of a recent severance application that was refused by the Committee of Adjustment).

Table 1: Characteristics of All Approved Severance Applications

All Severed/Retained Lots		
	Frontage (m)	**Area (ha)**
Minimum	13.50	0.40
Maximum	52.28	0.72
Average Resulting Lot	**33.32**	**0.46**

(Source: Data from the City of Brampton)

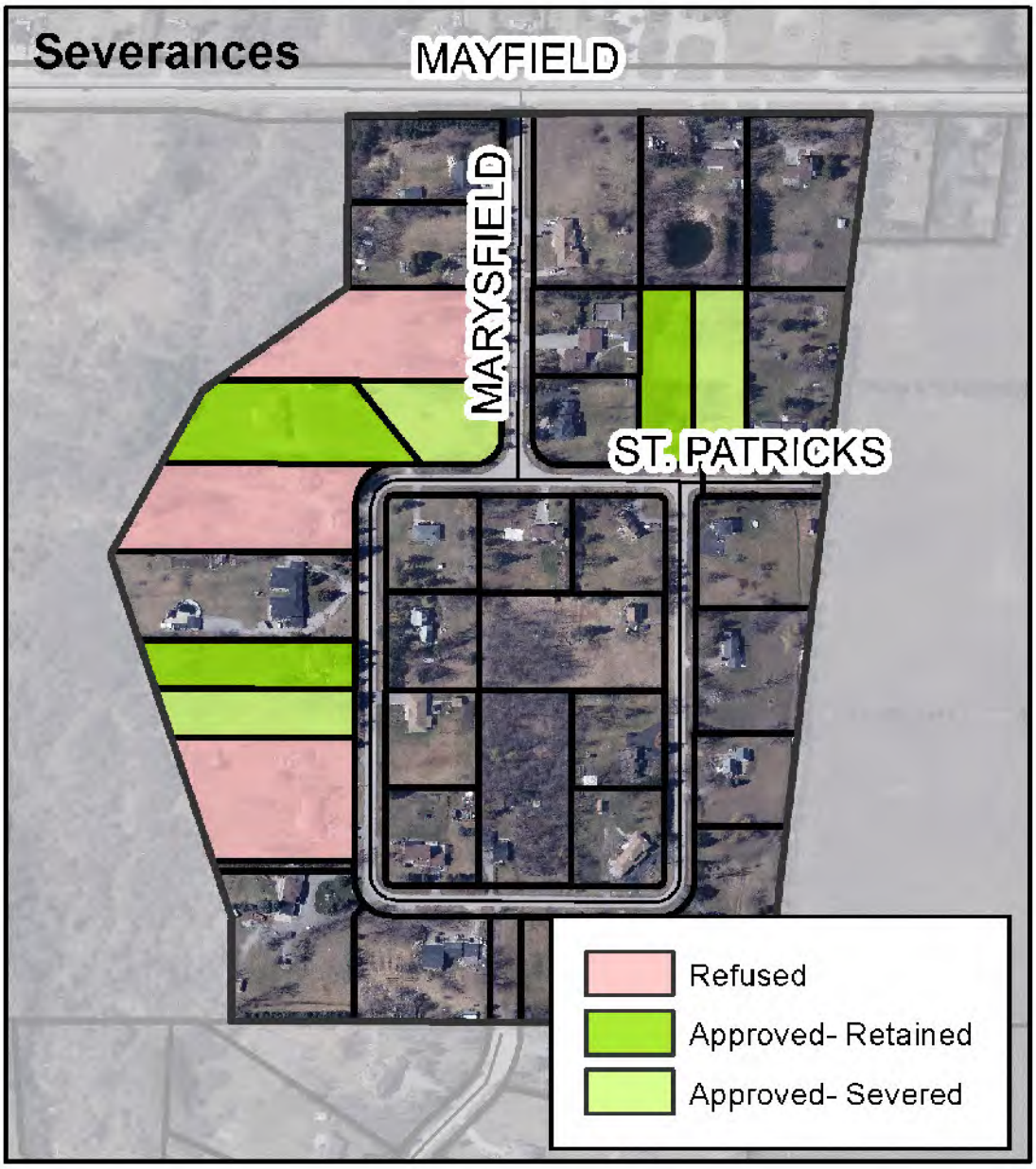
Table 2: Characteristics of All Refused Severance Applications

All Severed/Retained Lots		
	Frontage (m)	**Area (ha)**
Minimum	28.94	0.37
Maximum	38.66	0.50

(Source: Data from the City of Brampton)

As indicated in the previous section of this report, lot severances can have a lasting impact on other defining elements of neighbourhood character, resulting in development that may not contribute to the preservation of the existing character of the community.

Figure 16: Severances in the Marysfield Neighbourhood



(Source: Base map from Google Maps, Severance data from the City of Brampton)

4 SERVICING CONSTRAINTS

The Region of Peel's 2013 Water and Wastewater Master Plan for the Lake Based Systems was reviewed to determine the planned infrastructure improvements within or adjacent to the Toronto Gore.

The entire Estate Residential area within Toronto Gore, including the Marysfield Neighbourhood, is serviced by municipal water services. Recently, water mains were constructed along Countryside Drive, from Goreway to The Gore Road (2013) and along McVean Drive, from Countryside Drive to Mayfield Road (2016). There are also planned water main projects along Mayfield Road and Goreway Drive, scheduled for construction between 2017 and 2019.

Currently the Toronto Gore, including the Marysfield neighbourhood, is not serviced by municipal wastewater services. Rather, each property is serviced by private sanitary services.

Regarding wastewater services, along The Gore Road, a new trunk sewer was constructed in 2014, servicing the area adjacent to the Toronto Gore. The construction of this sewer was to accommodate the residential development in the Vales of the Humber Secondary Plan Area, as well as Area 47 Secondary Plan. There is an existing sub-trunk sewer running along Goreway Drive up to Countryside Drive, and an extension of this sewer is planned up to Mayfield Road by 2021. There is also an existing trunk sewer along McVean Drive, constructed between Castlemore Road and Countryside Drive in 2010 and 2011.

While there are planned upgrades for water and wastewater services in the broader area, there are currently no plans by the City or Region to extend wastewater services to the existing privately serviced lots in the Toronto Gore, including the Marysfield neighbourhood. It is unlikely that residents of the Toronto Gore would request an extension of wastewater services into the existing community due to cost.

PART C: POLICY AND ZONING REVIEW

5 POLICY AND ZONING OVERVIEW

The Phase 1 & 2 Report of the overall Toronto Gore Density Policy Review contains a detailed review and analysis of applicable policy and zoning applicable to the Toronto Gore, including the Marysfield Neighbourhood.

It is important to note that the same zone standards that apply to the Toronto Gore Community, including minimum lot area, frontage, and setbacks, also apply to all other Estate Residential areas in Brampton. However, there are specific attributes of the Marysfield Neighbourhood that distinguish this area from the remaining Toronto Gore Community.

Table 3 provides a summary of applicable zone standards for the Marysfield Neighbourhood. **Table 3** also summarizes the number and percentage of lots that meet each of the applicable zoning by-law requirements.

From the analysis of the Marysfield Neighbourhood and the relationship of development to the by-law standards, it is noted that:

- Only a small proportion (21.2%) of lots within the Marysfield Neighbourhood meet the minimum lot area requirement, indicating that many of the lots in Marysfield are smaller than typical Estate Residential lots;
- While the majority of lots meet the minimum lot frontage requirement, there is no requirement for minimum lot depth in the by-law, a contributing factor to the reduced lot sizes as outlined in the point above, as well as a potential contributing factor to the approval of consents in the Neighbourhood;
- The majority of homes are situated on their respective lots in compliance with minimum front yard and side yard setbacks, and all homes comply with the minimum rear yard setback requirement; and
- There is no requirement for minimum lot coverage in the zoning by-law.

The City of Brampton is currently undertaking a detailed review and update to Zoning By-law 270-2004 to ensure conformity with the Official Plan and recent provincial legislation. The update is anticipated to be complete by mid-2019. As it relates to the Marysfield Neighbourhood, the update to the City's Comprehensive Zoning By-law presents an opportunity to reflect current and appropriate standards for the community.

Table 3: Estate Residential Zone Standards and Applicability to Marysfield Neighbourhood

	Requirement	No. of Lots that Meet Requirement	Percent of Lots that Meet Requirement	Maximum Value	Minimum Value	Average Value
Minimum Lot Area	0.8ha	7 (n=33)	21.2%	0.88	0.39	0.57
Minimum Lot Width	45m	29 (n=33)	87.9%	129.4	31.99	64.98
Minimum Lot Depth	No requirement	N/A	N/A	N/A	N/A	N/A
Minimum Front Yard Depth	12m	26 (n=30)	86.7%	54.21	4.6	19.1
Minimum Interior Side Yard Width	7.5m	40 (n=51)	78.4%	69.09	1.27	22.73
Minimum Exterior Side Yard Width	7.5m	9 (n=9)	100.0%	69.98	8.6	22.36
Minimum Rear Yard Depth	15.0m	30 (n=30)	100.0%	112.71	25.8	55.78
Maximum Building Height	10.6m	unable to verify	unable to verify	unable to verify	unable to verify	unable to verify
Maximum Lot Coverage	No requirement	N/A	N/A	N/A	N/A	N/A
Minimum Landscaped Open Space	70% of front yard	unable to verify	unable to verify	unable to verify	unable to verify	unable to verify
Minimum Ground Floor Area for Main Building	One Storey: 170sq.m >1 Storey: 115sq.m	18 (n=30)	60.0%	690	73	217

PART D: SUMMARY OF COMMENTS & BEST PRACTICES

A report was prepared in February 2018 with draft policy and zoning options for Marysfield. The report summarized the matters addressed within this report. In brief, the report included the following policy and zoning options:

Policy Options:

- Strengthen policies for all Estate Residential Areas to include development criteria for new development, requiring built form of new development to be compatible in terms of scale, height and massing, and with compatible setbacks, building orientations and separation distances;
- Create new policies containing criteria applicable to all Estate Residential Areas to evaluate proposed severances, primarily limiting severances to where minimum lot size can be maintained and where the resulting built form will be compatible with surrounding development;
- Create new policies specific to the Marysfield Neighbourhood requiring new development to reinforce the existing physical characteristics of the neighbourhood; and
- Include a policy that directs the City to undertake a future study to examine the potential of identifying Marysfield as a Heritage Conservation District (HCD).

Zoning Options:

- Creating a number of new zoning provisions applicable only to the Marysfield Neighbourhood through an overlay zone, including:
    - Minimum lot frontage based on the average of adjacent lots;
    - Maximum lot coverage capped to 30% greater lot coverage than existing on a lot (or adjacent lot if property is vacant);
    - Minimum dwelling separation of 20 metres between the side walls of dwellings;
    - Requirement for new dwellings to have equal side yard setbacks on both sides, ensuring a “central” dwelling placement on the lot;
    - Requirement for a minimum front yard depth equal to that of the average of adjacent lots; and
    - Requirement for a minimum amount of 80% of the front yard to be landscaped.

These options were reviewed by City Staff, and were also presented to the public at a Public Open House held at Processor’s Lake Recreation Centre on September 13, 2018. This section of the report provides a summary of the comments received at the Open House, as well as comments submitted to City Staff afterwards.

We have also reviewed relevant character area studies conducted in the City of Burlington and Town of Oakville. These studies have addressed the compatibility of new development within established residential neighbourhoods. The studies have recommended changes to Official Plan policies or Zoning By-law provisions, along with the development of design guidelines as a tool to ensure compatibility of new development with the existing neighbourhood character. For the purposes of this review, we are focusing on policy and zoning recommendations. The review of these studies is included in Section 7.

6 SUMMARY OF COMMENTS RECEIVED

The Public Open House session consisted of the following components:

- Display panels were set up at the north end of the room containing relevant information about the Marysfield Neighbourhood study. Attendees of the Open House were invited to circulate the room to review the panels after arriving at the session.
- Attendees were invited to participate in and fill out a questionnaire, asking detailed questions about their opinions on various matters with respect to the character of Marysfield.
- A brief presentation was given by the consulting team, beginning at 6:30 PM, providing an overview of the study and an overview of the elements of neighbourhood character observed by the consulting team.
- A question and answer period was held, following the presentation, where feedback and comments were provided to the consulting team and City staff.

The meeting was well attended by approximately 38 individuals. The following provides a summary of responses received to the questionnaire provided at the Open House. The questions posed and responses received on the questionnaire largely reflect the open question and answer period held after the presentation at the Public Open House described above.

Respondents:

- 69% own and live on a property in Marysfield;
- 15% have purchased a property for redevelopment;
- 12% have development interest in the neighbourhood; and
- 4% own a property in Marysfield, but do not live there.

Residential Character:

A small majority **(52%)** of respondents said they feel that Marysfield Neighbourhood **does not have a distinct, recognizable character** that is different from other neighbourhoods in Brampton.

The following is a ranking of the public and private elements in Marysfield that respondents felt are important based on the list provided to them on the questionnaire and open house panel:

- 17% - Lot separation
- 16% - Lot Area
- 15% - Pedestrian Paths
- 15% - Lot Frontages
- 11% - Modest Homes

- 12% - Road Pattern
- 8% - Large Homes
- 7% - Landscaping

Additional important elements to respondents included:

- History of the community
- Low density development
- Quiet and secluded area
- Low traffic
- Nature and wildlife

54% of respondents said a **severance would change Marysfield's Character.** The following are reasons provided as to why:

- Increased cars/traffic and general busy-ness
- Change in consistent look of the street/large homes that do not blend into the area
- Multiple families will be living in one large dwelling if bigger homes are built

46% of respondents said the **severance** of a property in Marysfield **would not change the character of the area.** The following are reasons provided as to why:

- Most lot sizes already don't respect the established zoning requirements
- Lots are too big as is
- The surrounding new subdivisions will eventually change the character of Marysfield

Zoning By-laws

59% of respondents said the Zoning By-law **should not** be amended to **include a maximum size for a house**. Of the 41% who responded that there should be a maximum size, the suggestions were as follows:

- 278.7 sq. m. (3000 sq. ft.) – x2 respondents
- 371.6 sq. m. (4000 sq. ft.) – x2 respondents
- 418.05 sq. m. (4500 sq. ft.) – x2 respondents
- 464.5 sq. m. (5000 sq. ft.) – x2 respondents

57% of respondents said the current **minimum lot width** of 45 metres (147.6 feet) **should be changed**. The following are suggestions were received:

- 13.7 m. (45 ft.)
- 21.3 m. (70 ft.)
- 27.4 m. (90 ft.)
- 30.5 m. (100 ft.) – x5 respondents
- 36.6 m. (120 ft.)

83% of respondents said the current **maximum height for a house** of 10.6 metres (34.8 feet) **should not be changed.** Of the 17% of who said it should be changed, the responses were as follows:

- 2 storeys – x2 respondents
- 15.24 m. (50 ft.) – x2 respondents

85% of respondents said the zoning **should** be amended to **include a minimum distance between dwellings.** Over half of the separation distances between dwellings on adjacent lots are greater than 131 feet (39.9 metres). The following are suggestions for minimum distance between dwellings:

- 4.6 m. (15 ft.)
- 6.1 m. (20 ft.)
- 7.6 m. (25 ft.) – x3 respondents
- 15.24 m. (50 ft.)
- 30.5 m. (100 ft.)
- 39.6 m. (130 ft.) – x2 respondents
- 39.9 m. (131 ft.) – x4 respondents

Additional Comments

Additional comments were provided in response to the questionnaire, and these are summarized as follows:

- Marysfield should blend into new areas of development given the dramatically increasing residential development in surrounding areas
- The beautiful area has to maintain its original character of large lots and modest homes as per the original plan
- Heritage preservation should not be considered
- Heritage is very important to the neighbourhood
- Sewers should be brought in to allow for more residential buildings to be built
- Homes are run down, old and not in living condition
- Severances should be allowed
- Do not open the subdivision roads to the adjacent new subdivision; traffic isolation is important; maintain road as cul-de-sac; no sidewalks are needed
- Maintain the quiet, secluded, low traffic, large lot, low density neighbourhood; there are other areas in Brampton that can accommodate high density
- Lot severances as per original 1955 lots; 2 addresses for every property if the owner decides; minimum 100 ft. lot frontages
- Keep Marysfield zoned as RE2
- The privacy of the peaceful and quiet neighbourhood is valuable

7 BEST PRACTICES

As noted previously, we have reviewed relevant character area studies conducted in the City of Burlington and Town of Oakville to complement the feedback received on the policy and zoning options and to inform the policy and zoning recommendations contained in this report. These studies have addressed the compatibility of new development within established residential neighbourhoods.

7.1 Town of Oakville

In the preparation of the Livable Oakville Plan, the Town of Oakville conducted a Residential Intensification Study, which in part dealt with intensification in stable residential neighbourhoods. The study made policy recommendations, to ensure that intensification within stable residential communities, including single dwelling development, is compatible with the surrounding neighbourhood in terms of setbacks, separation distances, scale, height, massing and architectural character.

Section 11.1.9 of Livable Oakville provides criteria to which, "*Development within all stable residential communities shall be evaluated…to maintain and protect the existing neighbourhood character*". The criteria included are the following:

- The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.
- Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.
- Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
- Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.
- Surface parking shall be minimized on the site.
- A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.

- Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- The transportation system should adequately accommodate anticipated traffic volumes.
- Utilities shall be adequate to provide an appropriate level of service for new and existing residents.

These criteria, although some of which are not completely applicable to the Marysfield context, are relevant to consider as additional policy directives to help preserve character in Marysfield. In particular, the criteria with respect to built form, setbacks, separation distance, surface parking and impacts on adjacent properties are relevant.

7.2 City of Burlington

The City of Burlington conducted a Character Area Study for Indian Point, a residential neighbourhood on the north shore of Lake Ontario. Similar to Marysfield, the Indian Point Neighbourhood is small in size, with only 27 homes, and with limited points of access, making it a community with unique characteristics. The purpose of the study was to identify the distinguishing characteristics of the community and to identify tools to mitigate the impacts of and manage change within the neighbourhood. The study recommended a number of policy and zoning changes, which resulted in an Official Plan Amendment and Zoning By-law Amendment to implement the recommendations. Some of the changes included the following:

- The identification of “Neighbourhood Character Areas”, applying to areas delineated in the City’s Zoning By-law where there is a recognizable character that contributes to a neighbourhood’s distinct identity;
- The inclusion of objectives for “Neighbourhood Character Areas” in the Official Plan, including that development be compatible and respectful of neighbourhood character and to maintain and improve the urban forest through enhancement and/or replacement of trees;
- The inclusion of general land use policies applying to all “Neighbourhood Character Areas”:
    - That all proposed development should incorporate built form and design elements, architectural features, building separations, lot coverage, scale, floor area ratio and landscape qualities and characteristics that are prevalent in the “Neighbourhood Character Area”; and
    - That all mature healthy trees should be preserved and replaced where tree loss occurs;
- The inclusion of site specific policies applying to specific “Neighbourhood Character Areas”, such as Indian Point, identifying the specific elements of

character for those areas, such as a large mature tree canopy, spacious properties separated by large open spaces between houses, and a requirement for new development to protect and enhance these elements of neighbourhood character;

- The inclusion of criteria applying to the review of all minor variance applications for single detached dwellings within “Neighbourhood Character Areas”, including the following, among others:
    - Consistency with neighbourhood character;
    - Dwellings on corner lots should create a strong connection to both streetscapes; and
    - The minimum lot widths and areas of new lots must meet or exceed the average lot widths and areas of lots fronting the same side of the street, within 120 metres of the subject property;
- Additional zone standards specific to “Neighbourhood Character Areas”, specifically regulating the identified neighbourhood character elements for specific areas.

Many of these policy and zoning recommendations are applicable to the Marysfield context, and similar to the Oakville examples provided, they are relevant to consider as additional policy directives to help preserve character in Marysfield.

PART E: POLICY AND ZONING RECOMMENDATIONS

The issue of compatibility of new development within established residential areas is increasingly prevalent in Brampton. It is a key and essential component of this study to understand and identify how new development should relate to the existing community and fit in with the established character of Marysfield.

Based on the analysis within this report and comments received from the public, the primary defining characteristics of the Marysfield Neighbourhood are that of open space and a mature tree canopy, contributing to the rural-like setting of the community, and the many elements of built form and placement of dwellings that contribute to this sense of open space in Marysfield. As noted throughout this report, this character is at risk of being altered with further severances and incompatible development in the neighbourhood. Since the existing lot sizes in Marysfield are already much smaller than the average lot size in the broader Estate Residential Area, the further division of properties would have the effect of shifting the predominant character of Marysfield from open space-dominated to dwelling-dominated. This would be an undesirable outcome for Marysfield.

This part of the report includes policy and zoning recommendations to address future development within the Marysfield Neighbourhood to ensure that future development contributes to and maintains the character of the community. These recommendations are being put forth based on the feedback received from the public as well as City Staff, and are intended to recognize that change is occurring within Marysfield, but that change should be better managed to protect the character of the neighbourhood.

8 POLICY RECOMMENDATIONS

This section of the report addresses policy recommendations for the Marysfield Neighbourhood. All recommendations focus on protecting community character as the neighbourhood evolves.

The City of Brampton Official Plan, as described in this report, sets out policy criteria for development and severances on a City-wide basis and specific to the Estate Residential Area. Pertaining to Unique Communities and the Estate Residential Area, the policies generally recognize that development within these areas should contribute to the sense of place and identity of Brampton and preserve the unique and historic development patterns of Estate Residential Areas. Further, severance policies applicable to the Estate Residential Designation call for the preservation of the rural-like community character when considering consent applications. This policy framework is not a prohibition on severances. The City-wide severance policies in the Official Plan allow severances subject to the achievement of specific criteria.

However, despite the existing policies in force today, pressures for development and redevelopment may lead to a lot fabric and built form that do not maintain the character of the community. The requests for severances over the last few years are examples of this situation.

The following policy recommendations are proposed to preserve the existing character of the Marysfield Neighbourhood.

Policy Recommendation 1 – Identify Marysfield as a "Residential Character Area" in the Official Plan

Section 3.2.10 of the City of Brampton Official Plan identifies "Unique Communities" in Brampton, including Toronto Gore, which includes the Marysfield Neighbourhood. "Unique Communities" are areas that possess unique cultural, heritage, natural and landscape qualities. Toronto Gore's identity as a "Unique Community" is specifically connected to its unique and historical character, and the policies call for the protection of the City's "Unique Communities", as they contribute to the sense of place and identity of Brampton.

It is recommended that the City identify "Residential Character Areas" within the "Unique Communities" policy of the Official Plan. The additional policy language would recognize that there are areas with the City's "Unique Communities" that may be identified as a "Residential Character Area" in recognition of an area's recognizable elements of character, where new development and redevelopment should be compatible with the characteristics that are prevalent in both the public and private realms of the "Residential Character Area".

Further, Marysfield should be identified as a "Residential Character Area" in the Official Plan, recognizing that the Marysfield Neighbourhood is an area with a recognizable open space character. Within the "Residential Character Area" policies, a policy specific to Marysfield should be included, explicitly stating the intent of protecting the character of Mafysfield:

> "The Marysfield Neighbourhood Residential Character Area is considered a distinctive residential community due to its unique history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including a unique street and lot pattern of smaller lots than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, contributing to the rural-like setting of the community. New development and redevelopment within Marysfield shall respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the scale, height, massing, setbacks, building orientation, building separation distances of dwellings and the landscape open space characteristics of lots."

Policy Recommendation 2 – Criteria for Severances

Policy 4.2.3.5 of the Official Plan identifies criteria for severances within Estate Residential Areas. It is recommended that a new policy be included to contain additional severance criteria applying to the Marysfield Residential Character Area.

The additional severance criteria should state that severances in Marysfield shall only be considered if:

- adherence to minimum lot size and lot frontage requirements is met, as set out in the implementing zoning by-law; and
- where adherence to the "Residential Character Area" policies, as outlined in the previous policy recommendation, can be achieved.

Policy Recommendation 3 – Future Consideration of a Cultural Heritage Landscape

The Official Plan should also direct that the City explore the potential for a future Cultural Heritage Landscape designation to apply to the Marysfield neighbourhood. This should be a policy direction within the "Unique Communities" and "Residential Character Area" policies specific to Marysfield. Given the history of how the neighbourhood came to be, the significance associated with the rosary street pattern and the open space characteristics of the community, there is merit in considering a Cultural Heritage Landscape designation for the Marysfield Neighbourhood. It is therefore recommended that

a policy be included to require the City to conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape within the City.

9 ZONING RECOMMENDATIONS

As discussed throughout this report, the Marysfield Neighbourhood exhibits characteristics that are unique within the broader Estate Residential area.

Additional zone standards to better regulate those important elements of community character, while also balancing the growth-related pressures being experienced in the area, can be implemented in conjunction with the policy recommendations presented in the above section. The zoning recommendations in this section build on those policy recommendations.

These recommendations address the protection of neighbourhood character under two distinct but common circumstances:

- Development of new, replacement or expanded dwellings on an existing lot; and
- Lot severances (consent applications) which create new lots.

Many of the existing Rural Estate Two (RE2) zone provisions applying to the Marysfield Neighbourhood are appropriate and should remain the same, including:

- Minimum lot width of 45 metres;
- Minimum front yard depth of 12 metres;
- Minimum interior and exterior side yard width of 7.5 metres;
- Minimum rear yard depth of 15 metres;
- Maximum building height of 10.6 metres;
- Minimum front yard landscaped open space of 70%; and
- Minimum ground floor area for a main building of 170 m^2 (one storey) and 115 m^2 (greater than one storey).

These existing provisions are effective in providing for minimum and maximum regulations for lot size, building placement and built form, which are all important contributors to the Marysfield Neighbourhood character.

The implementation of additional zoning regulations, applicable specifically to the Marysfield Neighbourhood, would strengthen the zoning by-law to further protect and maintain those important elements of community character that contribute to the area's identity. The following regulations should be implemented through a site-specific zone applicable to Marysfield Neighbourhood:

- ***Minimum lot area***
  As noted in this report, the existing lots within the Marysfield Neighbourhood are smaller in size than the minimum required lot size for all lots within the Estate Residential Area, where a minimum lot size of 0.8 hectares is required. As such, a minimum lot area of 0.4 hectares (1 acre) is recommended for the Marysfield Neighbourhood. This reflects the approximate size of many of the existing lots in Marysfield, recognizing that they are smaller in size than the majority of lots in the broader Estate Residential Areas designation. This also recognizes that these lots are on individual private sewage services, which requires a minimum lot area to adequately accommodate a functional septic system. While this reduced lot area provision recognizes the nature of the Marysfield Neighbourhood as having smaller lots than the broader Estate Residential Area, it is important to note that there is no change proposed to the minimum lot width of 45 metres. As demonstrated throughout this report, the open space character of Marysfield is in part related to the separation distance between dwellings, which is directly related to the width of the lots. As such, it is important to maintain lots that are adequately wide enough to reinforce this character.

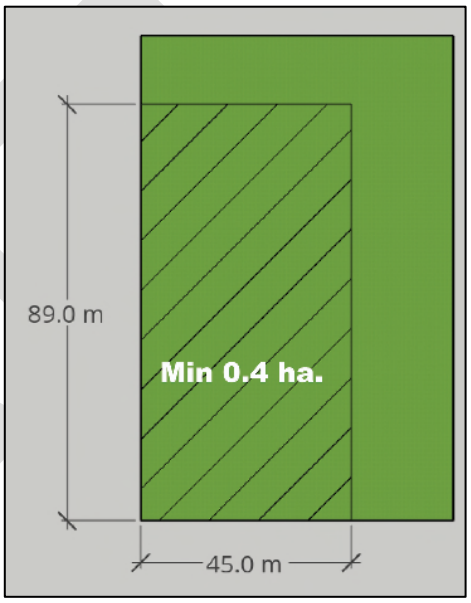


Figure 17: Minimum Lot Area

- ***Maximum lot coverage***
  As indicated in the zoning analysis in this report, there is no maximum lot coverage requirement for the Rural Estate Two (RE2) zone. An additional provision should be included in order to further control the massing of development within Marysfield, recognizing the smaller lot size of the neighbourhood when compared to the broader Estate Residential Area. A maximum lot coverage of 10% is recommended. Based on a minimum lot size of 0.4 hectares, 10% of this amount is equal to 400 square metres (approx. 4,300 square feet). It is important to note that "lot coverage" represents the footprint of a dwelling on a property (i.e. the first floor of a house). As such, this additional provision would still allow for larger homes, and would not impact any gross floor area of a home proposed on a second storey. This provision allows for a larger dwelling than the original homes in Marysfield, and recognizes the evolving character of the neighbourhood and larger homes being built.

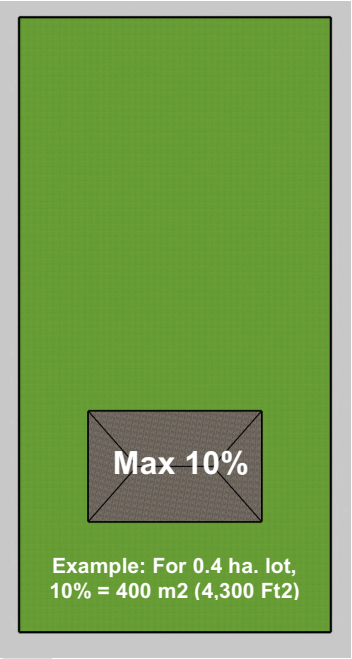


Figure 17: Maximum Lot Coverage

- ***Minimum dwelling separation***
  One of the main characteristics observed in the Marysfield Neighbourhood is the generous side yard separation distance between dwellings. Through the redevelopment of existing dwellings, or the construction of new dwellings on vacant lots or on newly created lots, the placement of new dwellings in relation to existing dwellings will affect the character of the area. Currently, a minimum side yard setback of 7.5 metres is required. However, there is no provision for minimum dwelling separation, which is really how people visually interpret "space" between dwellings when a lot line can not be seen. An additional provision should be included to require a minimum separation distance between dwellings, to ensure that the sense of open space in Marysfield is maintained. A minimum dwelling separation distance of 15 metres is recommended. This will ensure appropriate separation between new and existing dwellings in Marysfield, in perpetuity, while protecting the open space character of Marysfield.

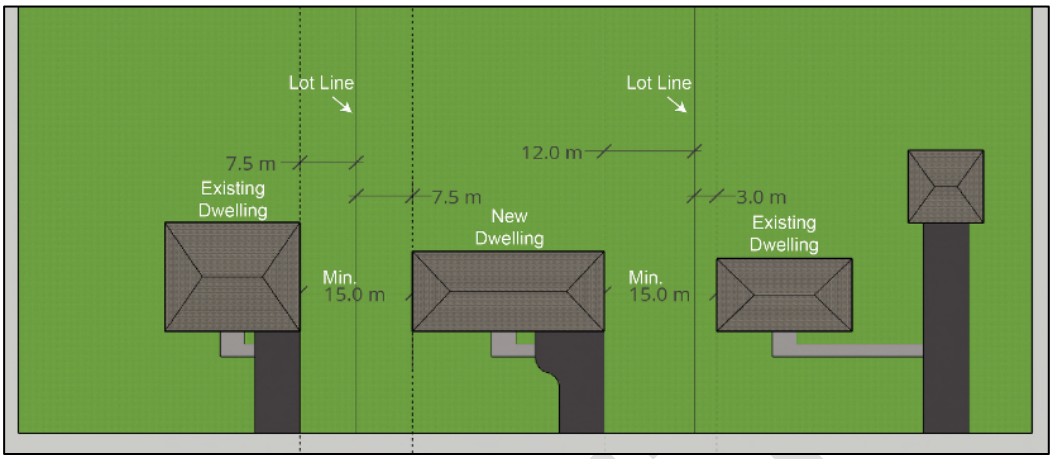


Figure 17: Minimum Dwelling Separation

- ***Maximum front yard depth***
  The setback at which dwellings are situated from the street establishes a pattern within neighbourhoods, which has the effect of regulating the scale and appearance of dwellings as viewed from the street. While the by-law requires a minimum front yard depth of 12 metres, there is no maximum front yard depth requirement. As such, the current zoning framework permits a dwelling to be setback further from the street than other neighbouring dwellings. This could lead to potential compatibility and privacy issues between properties. For example, an existing dwelling could have a front yard depth of 12 metres, while a new dwelling could be built on the neighbouring property at any greater front yard depth. This could potentially lead to situations where the front wall of a new dwelling could be located behind the rear wall of a neighbourhing dwelling, which would create an incompatible relationship between the dwelling and lead to potential privacy and overlook concerns between neighbours. To prevent this, a new provision regulating maximum front yard depth should be included for properties within Marysfield, requiring a maximum front yard depth of 20 metres. This requirement would work together with the requirement for minimum front yard depth to help achieve compatibility between new and existing dwellings, while still allowing for flexibility in the location of the front wall.

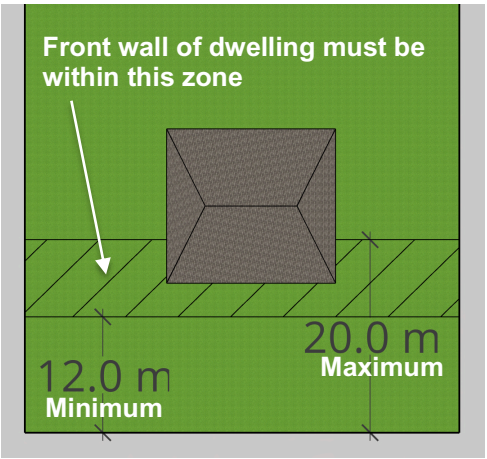


Figure 17: Maximum Front Yard Depth

- ***Minimum Landscaped Open Space***
  As noted throughout this report, Marysfield is characterized by dwellings situated in a rural-like setting largely influenced by the sense of open space through the community. This sense of open space is defined by the situation and placement of dwellings on the landscape, but also by the amount of landscaping that can be seen from the street. Currently, the zoning by-law requires a minimum of 70% of the front yard of all properties within Estate Residential Areas to be landscaped, including the Marysfield Neighbourhood. Much of the area in the front yard of many dwellings can be considered as "landscaped area", which includes both hard and soft landscaping features, but excludes a driveway. However, there are also some homes that have a significant amount of paved surface in the front yard forming part of the driveway. With the goal of preserving the open space character of Marysfield, an additional requirement to regulate the amount of permeable landscaping in a front yard should be implemented. Permeable landscaping refers to sodded areas and all other vegetated areas not covered by a hard surface. It is recommended that a minimum of 75% of the required amount of landscaping in the front yard be required to be "permeable" landscaping. So, using the example above, if a front yard is 540 square metres in size, a minimum of 70% of this must be landscaped, which is equal to 378 square metres. Of this required landscaping, a minimum of 75% must be permeable landscaping, which is equal to 283.5 square metres. Requiring a minimum amount of soft landscaping and tandem with the existing minimum front yard landscaping requirement ensures that the majority of the front yard will not be dominated by a driveway, while also allowing for a walkway, porch and stairs (non-soft landscaping) and maintaining an adequate amount of permeable landscaping to preserve the open space character of the neighbourhood.

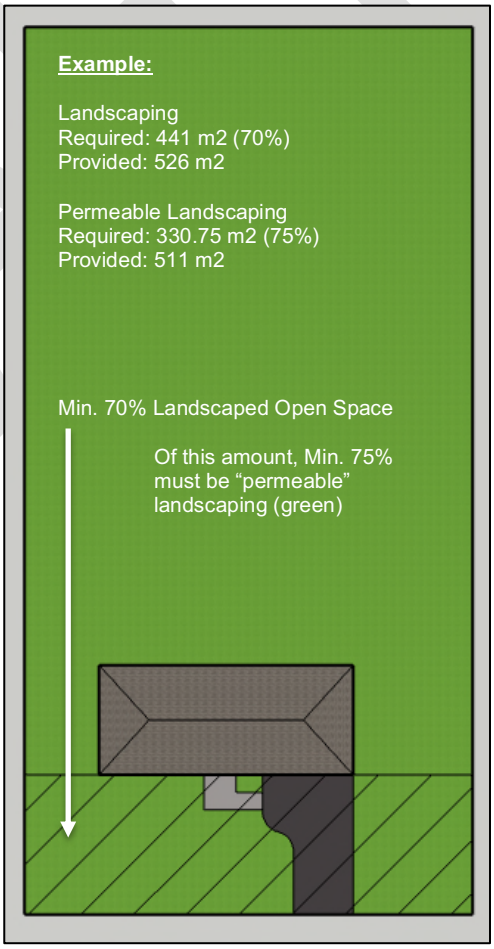


Figure 17: Minimum Landscaped Open Space

- ***Driveway Width***
  Further to the above, in order to further protect for landscaping in the front yard, it is important to look at the relationship between landscaping and driveway width. A wider driveway reduces the amount of landscaping that can be provided on a property. The general driveway width provisions that apply to Estate Residential zones require a minimum driveway width of 3.0 metres and a maximum driveway width of no more than 50% of the width of the lot (unless the such maximum driveway width conflicts with minimum landscaped open space requirements). It is recommended that the maximum width of a driveway be limited to a maximum of 6 metres, from the street edge to a point 10 metres from the street edge. The remaining portion of the driveway (beyond 10 metres from the street edge) would remain subject to the existing zone provisions regulating driveways described abolve. This would allow for the passage of 2 vehicles where a driveway entrance is 6 metres wide, while also limiting the width of the portion of the driveway closest to the street to maintain the open space character of the Marysfield Neighbourhood. Circular driveways (where there are two driveway entrances from the street) may also be permitted where appropriate, subject to adherence to all driveway width, front yard landscaping and soft landscaping zone provisions. Where permitted, each driveway access of a circular driveway would be limited in width to a maximum of 6 metres.

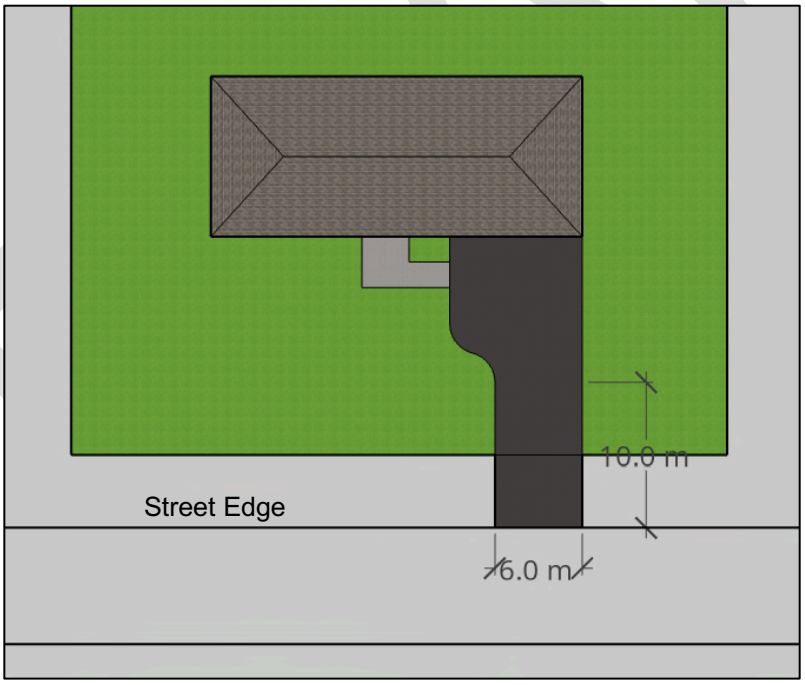


Figure 17: Driveway Width

PART F: MARYSFIELD SUMMARY

10 SUMMARY & NEXT STEPS

The policy and zoning recommendations in this report are effective tools that can be implemented to protect the character of the Marysfield Neighbourhood. The recommendations will be reviewed and considered further by staff, the public, and ultimately City Council.

APPENDIX 4

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To Adopt Amendment Number OP 2006-
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act,* R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - _____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this day of 2019.

_____

PATRICK BROWN - MAYOR

_____

PETER FAY – CLERK

Approved as to Content:

_____

Bob Bjerke, MCIP, RPP
Director, Policy Planning

AMENDMENT NUMBER OP 2006 -

to the Official Plan of the

City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 -
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Official Plan, and in particular the Unique Communities policies of the Sustainable City Structure Section (Section 3.2) and Estate Residential policies (Section 4.2.3) to recognize that the Marysfield Neighbourhood is distinct from other estate residential areas located in the Toronto Gore. This amendment will put into place the policy framework required to protect the character defining elements of the Marysfield Neighbourhood and will be used, in conjunction with Official Plan policies and neighbourhood-specific zoning to evaluate development applications (i.e. Site Plan Applications, Minor Variance or Consent) to ensure that proposals are consistent with the character of the neighbourhood.

2.0 Location:

A portion of this amendment applies to the “Estate Residential” lands located within the City of Brampton. Specific policies are being added that will apply to the lands located east of the Gore Road and south of Mayfield Road (the “Marysfield Neighbourhood”). The Marysfield Neighbourhood is specifically located on streets municipally known as Mayfield Road, Marysfield Drive and St. Patrick’s Road and are legally described as Part of West Half of Lot 17, Concession 10, N.D.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(1) by changing on Schedule "1" City Concept thereto, the land use designation of the lands shown outlined on Schedule A to this amendment to "Residential Character Area";

(2) by adding the following new policy, as Section 3.2.10.1:

“Residential Character Areas

Within Brampton’s Unique Communities, there are some areas that exhibit recognizable character traits on a localized scale that may be distinguishable from the broader elements of character within a Unique Community. In such cases, the Official Plan may identify an area as a Residential Character Area. A Residential Character Area can be defined by one or more recognizable elements of character in both the public and private realms. In such cases, the Official Plan shall include policies that define the elements of character specific to each identified Residential Character Area, as well as the intent of identifying that area as such.”

(3) by adding the following new policies:

3.2.10.1.1 The Marysfield Neighbourhood Residential Character Area is considered a distinctive residential community due to its history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including

a rosary street pattern with a rural road cross-section and a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community. New development and redevelopment within the Marysfield Neighbourhood shall respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the conservation of the rosary street pattern and rural road cross-section; the scale, height, massing, setbacks, building orientation and building separation distances of dwellings; and, the landscape open space characteristics of lots.

3.2.10.1.2 The City shall conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape.

(4) by amending Section 4.2.3.3 to include the following new policy and re-numbering existing policies 4.2.3.3 c) and d) accordingly:

c) 1.0 hectare (2.0 acres) for the Marysfield Neighbourhood located east of The Gore Road and south of Mayfield Road.

(5) by adding the following new policy as Section 4.2.3.6:

4.2.3.6 Notwithstanding Section 4.2.3.5, consent applications within the Marysfield Neighbourhood Character Area shall be considered and may only be granted:

(i) If adherence to minimum lot size and lot frontage requirements is met, as set out in the Zoning By-law; and,

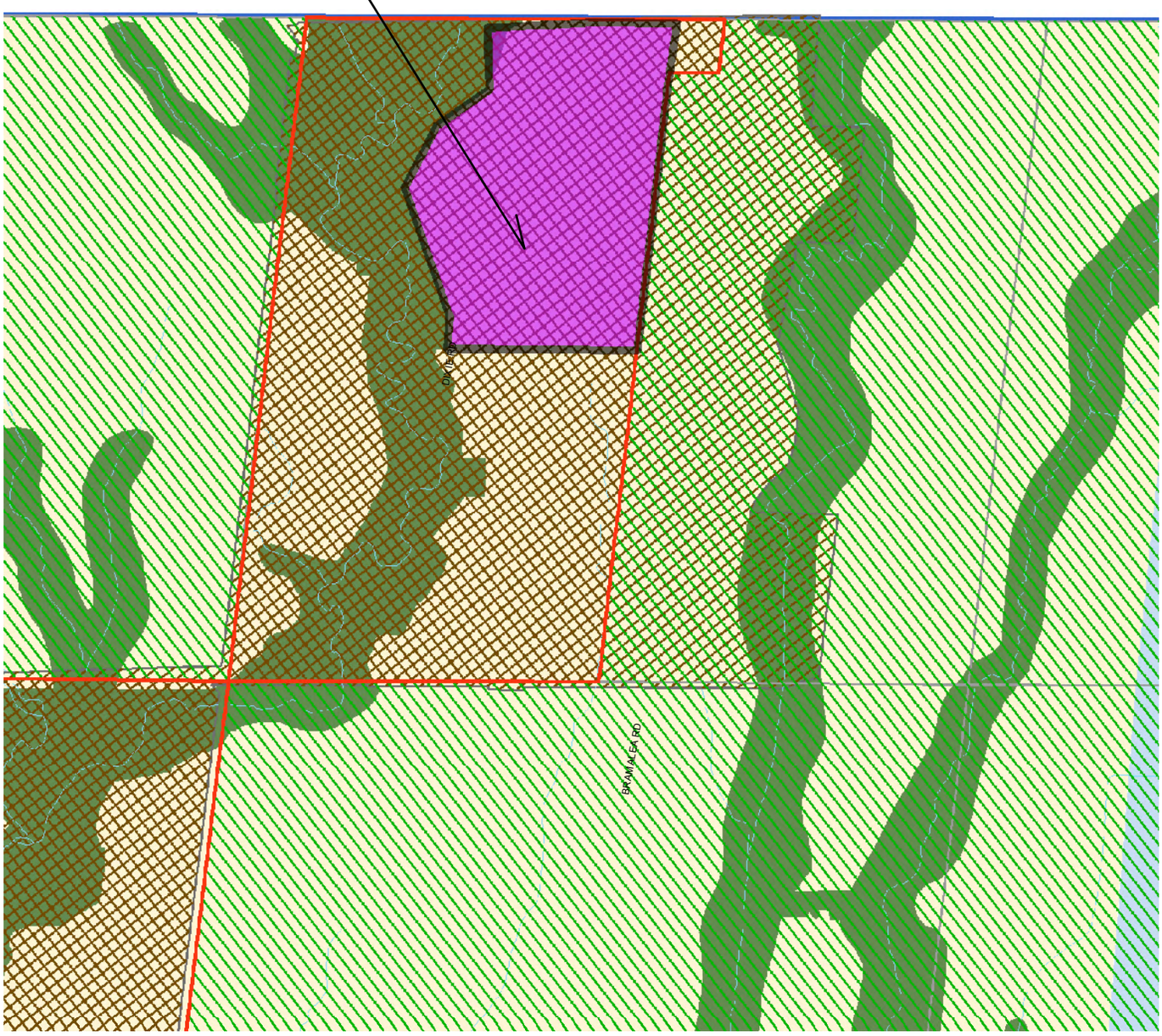
(ii) Where adherence to the “Residential Character Area” policies of Section 3.2.10.1, where applicable, can be achieved.”

Approved as to Content:

_____

Bob Bjerke, MCIP, RPP
Director, Policy Planning

"Lands to be designated "Residential Character Area"



EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

EMPLOYMENT
COMMUNITIES
UTILITY
OPEN SPACE
RESIDENTIAL
BUILT BOUNDARY LINE
DESIGNATED GREENFIELD AREA
UNIQUE COMMUNITIES
GREENBELT LEGEND
RESIDENTIAL CHARACTER AREA
"TO BE ADDED"

BRAMPTON
Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

N W E S

SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP2006#_____

Date: 2018/12/18

Appendix 5

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act,* R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RURAL ESTATE TWO (RE2)	RURAL ESTATE TWO – SPECIAL SECTION (RE2 – SPECIAL SECTION)

(2) by adding thereto, the following section:

XXX The lands zoned RE2 – Special Section on Schedule 'A' to this by-law:

XXX.1 Shall only be used for the purposes permitted in the RE2 zone.

XXX.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 0.4 hectares

(b) Maximum Front Yard Depth: 20 metres

(c) Minimum Dwelling Separation: 15 metres

(d) Maximum Lot Coverage: 10%, excluding permitted accessory structures

(e) Minimum Landscaped Open Space: 70% of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones

(f) Maximum Driveway Width Between the Street Edge and a Point 10 metres from the Street Edge: 6 metres

(g) On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.

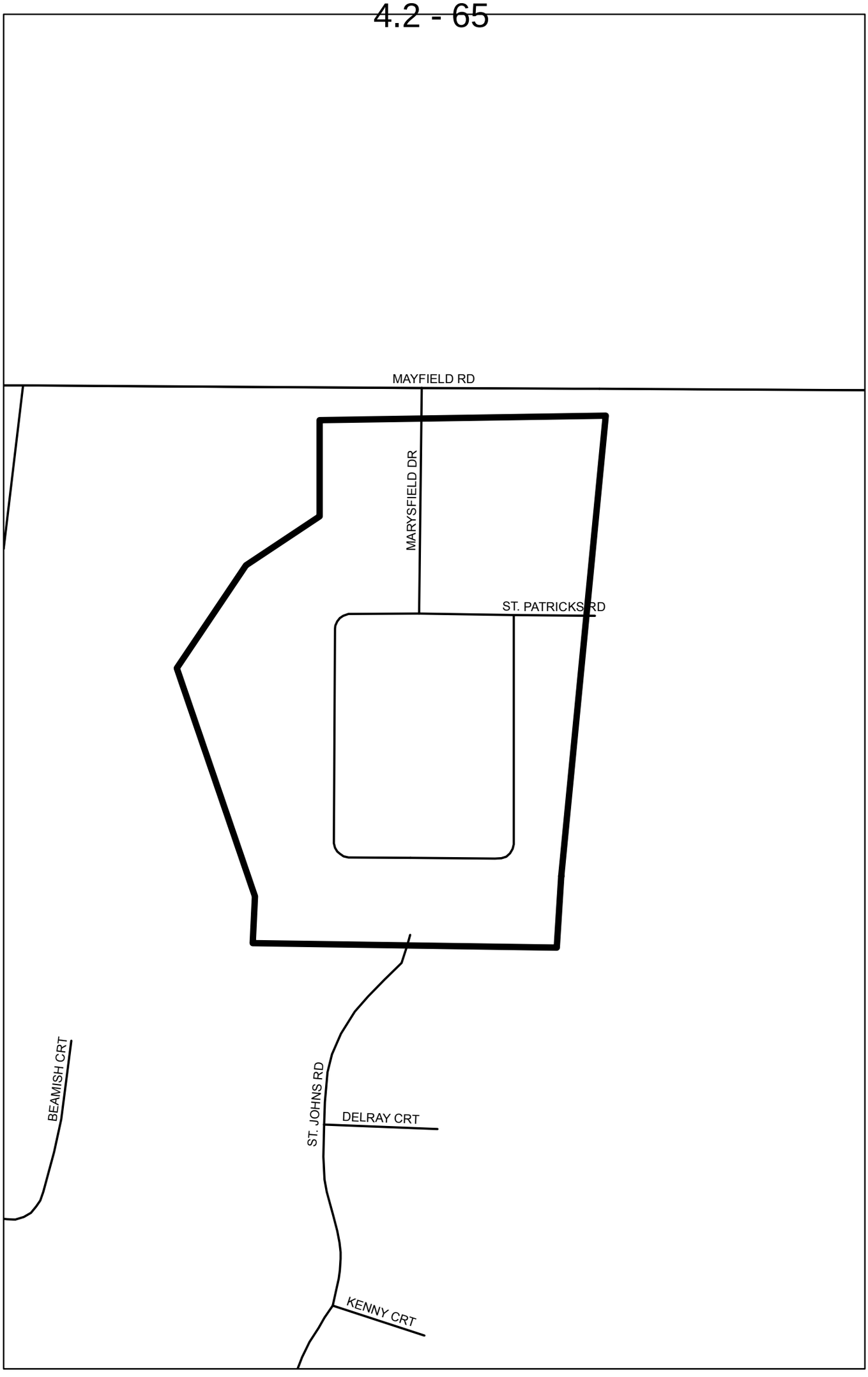
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this day of 2019.

_____
PATRICK BROWN - MAYOR

_____
PETER FAY - CITY CLERK

Approved as to Content:

_____
Bob Bjerke, MCIP, RPP
Director, Planning Policy



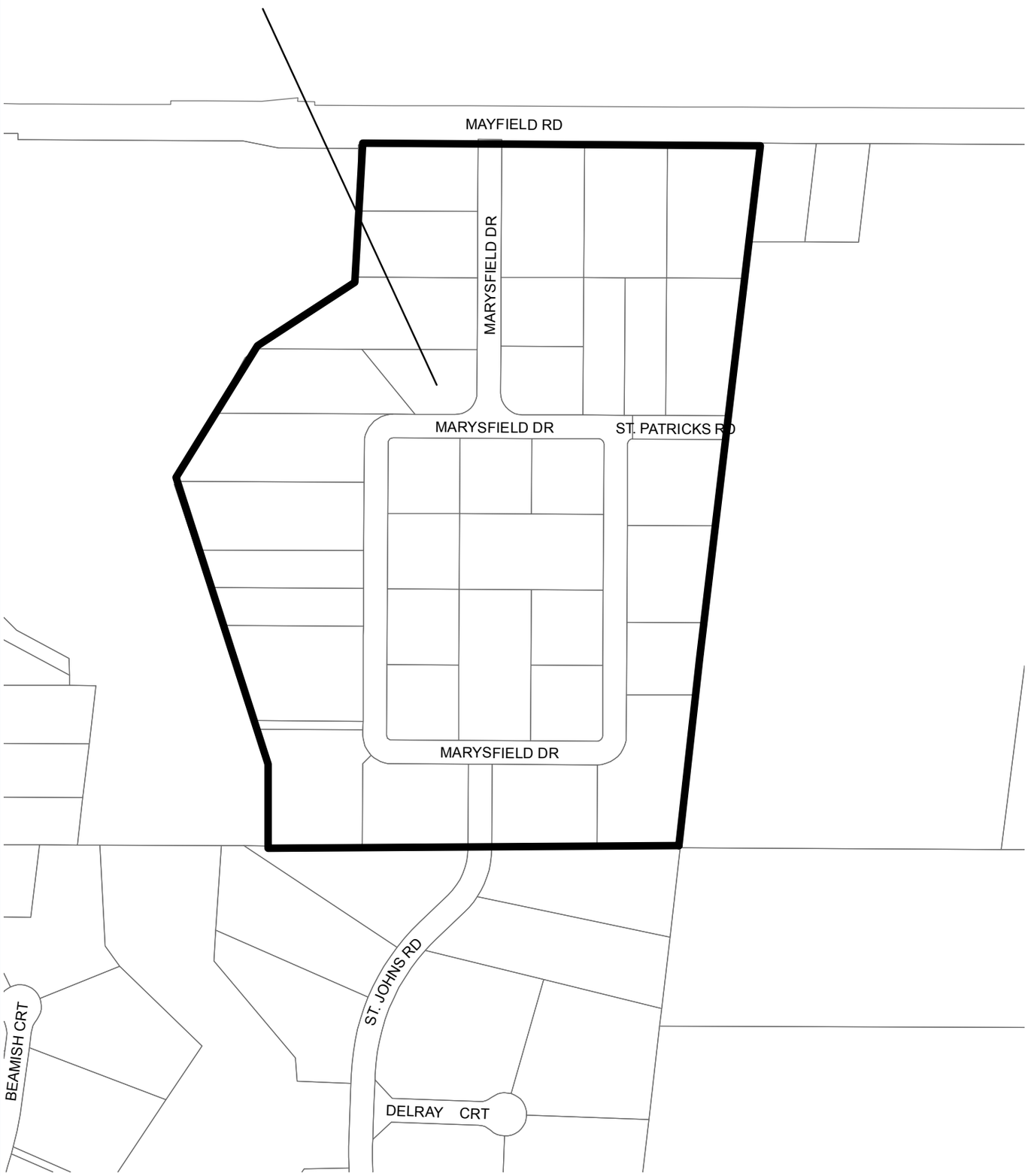
SUBJECT LANDS

BRAMPTON Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES
File: C04E14.013_ZKM
Date: 2018 12 13
Drawn By: CJK

KEY MAP

BY-LAW _____

RE2 - Special Section



SUBJECT LANDS

BRAMPTON
Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

Date: 2018/12/17

Key Map By-Law_____

BRAMPTON
Flower City
brampton.ca

Planning & Development Services Committee

PUBLIC MEETING
February 11, 2019

Chair - Regional Councillor: Martin Medeiros
Vice-Chair - Regional Councillor: Pat Fortini

Statutory Public Information Meeting
Under the Planning Act of Ontario

- **An opportunity for the public to provide input into planning applications received by the City.**
- **These are not proposals of the City of Brampton unless specifically identified as City initiated applications.**
- **No decisions are made at the public meeting.**
- **Members of Committee attend in order to hear public input but not to engage in debate about the merits of the application.**

Written Submissions are welcome throughout the Process

Supporting information and documentation for each current development application is available on the City's website at: http://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Welcome.aspx

AGENDA

Agenda Item Title	Item #
G-FORCE URBAN PLANNERS and CONSULTANTS (File: T01W14.010) Ward 4	4.1
CITY INITIATED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW	4.2

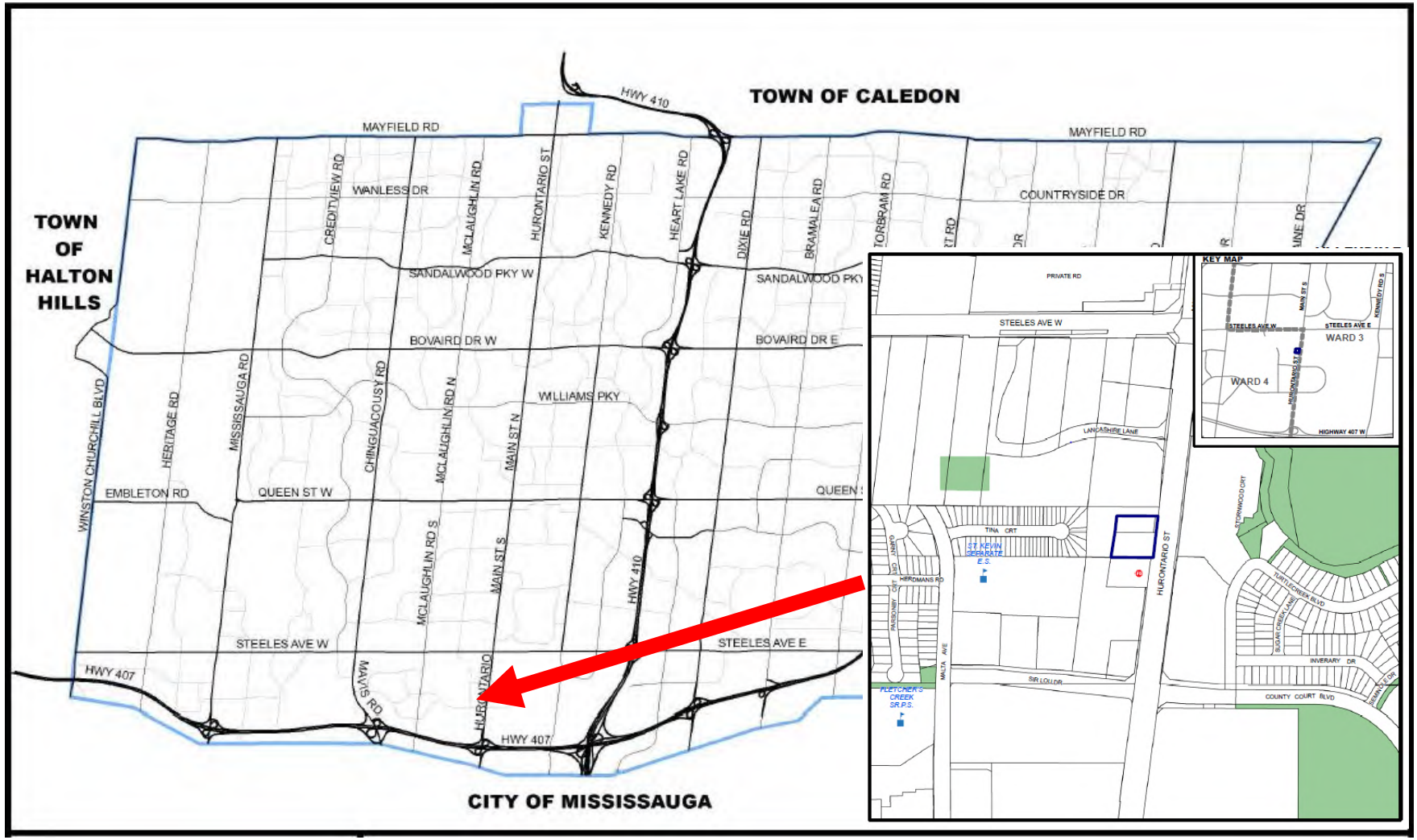
Public Information Meeting

7800 – 7890 Hurontario Street
Ward 4 – Regional Councillor Martin Medeiros
& City Councillor Jeff Bowman

Application by G-Force Urban Planners & Consultants to Amend the Zoning By-law

City of Brampton File: T01W14.010

Location


TOWN OF CALEDON
TOWN OF HALTON HILLS
CITY OF MISSISSAUGA
HWY 410
MAYFIELD RD
WANLESS DR
COUNTRYSIDE DR
SANDALWOOD PKY W
BOVAIRD DR W
BOVAIRD DR E
WILLIAMS PKY
EMBLETON RD
QUEEN ST W
STEELES AVE W
STEELES AVE E
HWY 407
CREDITVIEW RD
MCLAUGHLIN RD
HURONTARIO ST
KENNEDY RD
HEART LAKE RD
DIXIE RD
BRAMALEA RD
TORBRAM RD
WINSTON CHURCHILL BLVD
HERITAGE RD
MISSISSAUGA RD
CHINGUACOUSY RD
MCLAUGHLIN RD N
MAIN ST N
MCLAUGHLIN RD S
MAIN ST S
MAVIS RD
KEY MAP
WARD 3
WARD 4
HIGHWAY 407 W
PRIVATE RD
LANCASHIRE LANE
TINA CRT
ST KEVIN CATHOLIC E.S.
HERDMANS RD
HURONTARIO ST
MALTA AVE
SIR LOU DR
FLETCHER'S CREEK SR.P.S.
INVERARY DR
COUNTY COURT BLVD

Public Meeting

- 186 residential apartment units along with retail, and commercial uses within a 20 storey building.
- To rezone the lands from Highway Commercial 1 – 2566 and Highway Commercial 2 – 2586 TO a site specific Hurontario Corridor Mixed Use Two zone with a Holding zone category.

Process to Date

Notice of complete application: October 24, 2018

Circulation to departments and agencies

Notice of public meeting

Public meeting

Collect & Review Public, Technical and Other Comments

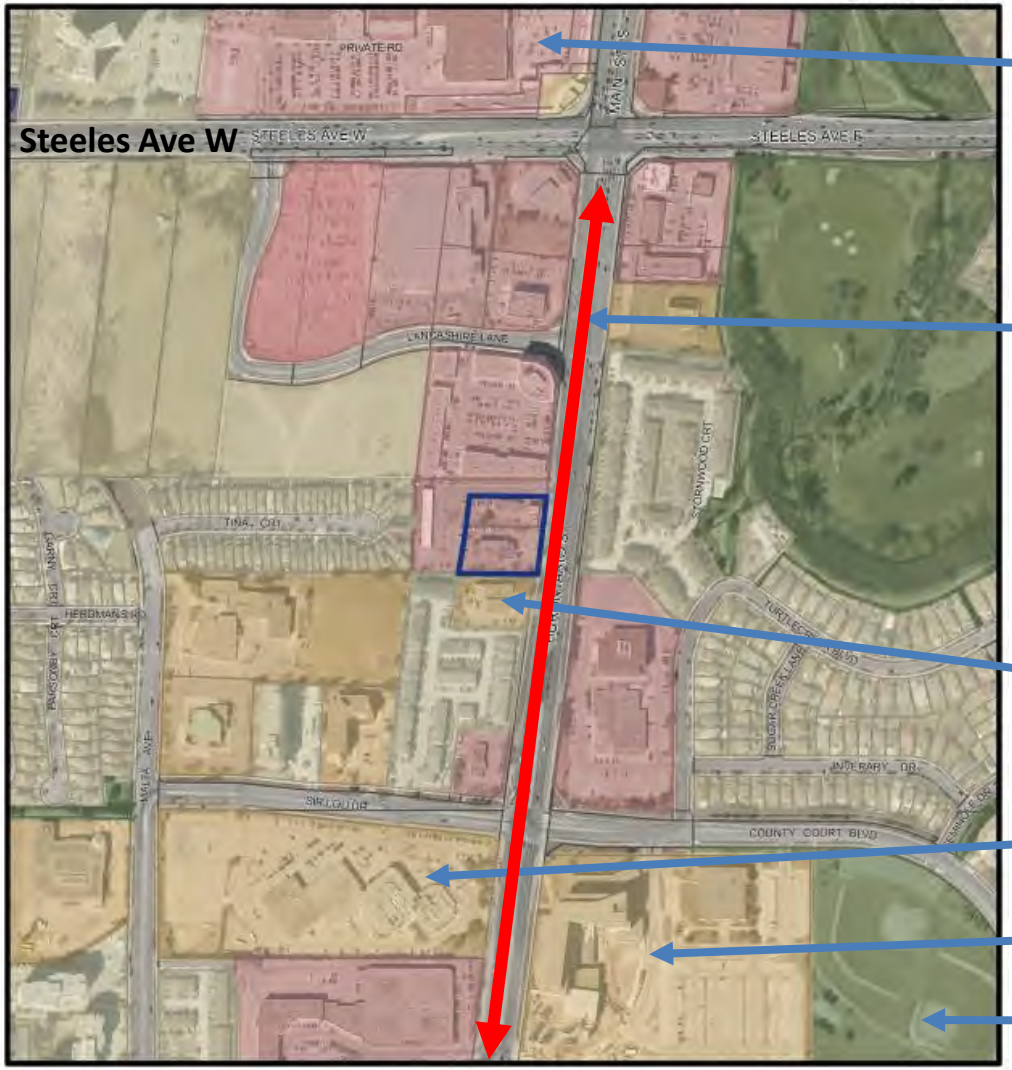
Recommendation/Final report

Appeal period

Public Notice

Brampton 240 m notice area

Context



Shoppers World Commercial Plaza & Bus Terminal

Future Hurontario Street Light Rapid Transit route by Metrolinx

City Fire Station #206

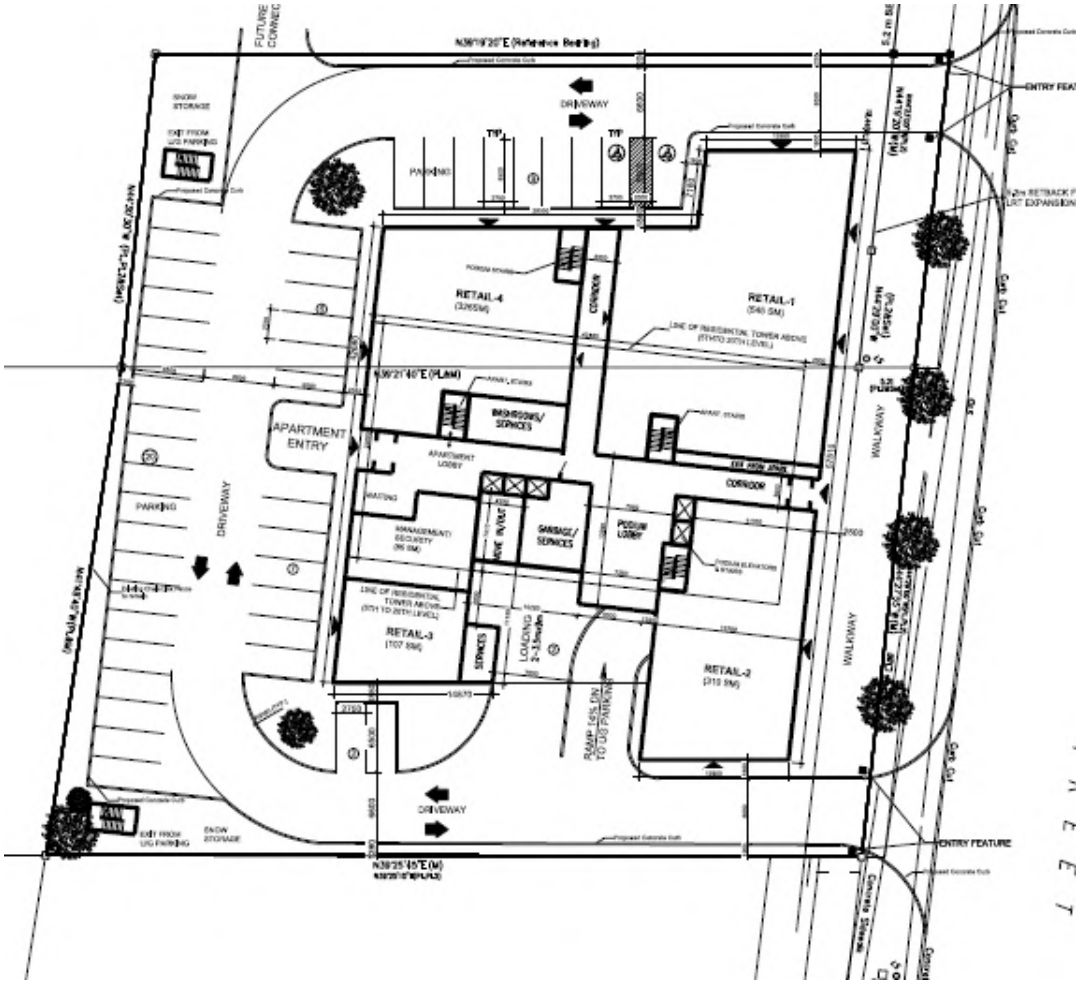
Peel Regional Police Station

Brampton Court House

County Court Park

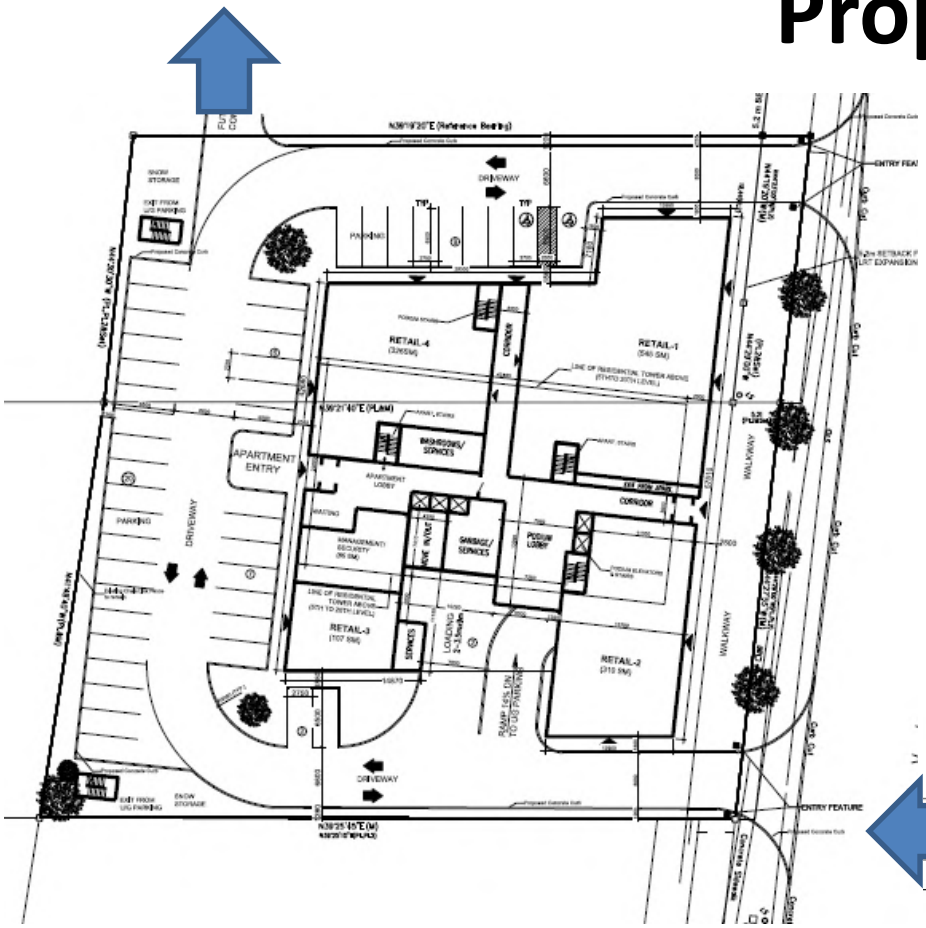
View of Site from Southwest

Proposal



APPLICANT'S CONCEPT PLAN, Sept. 25, 2018

Proposal



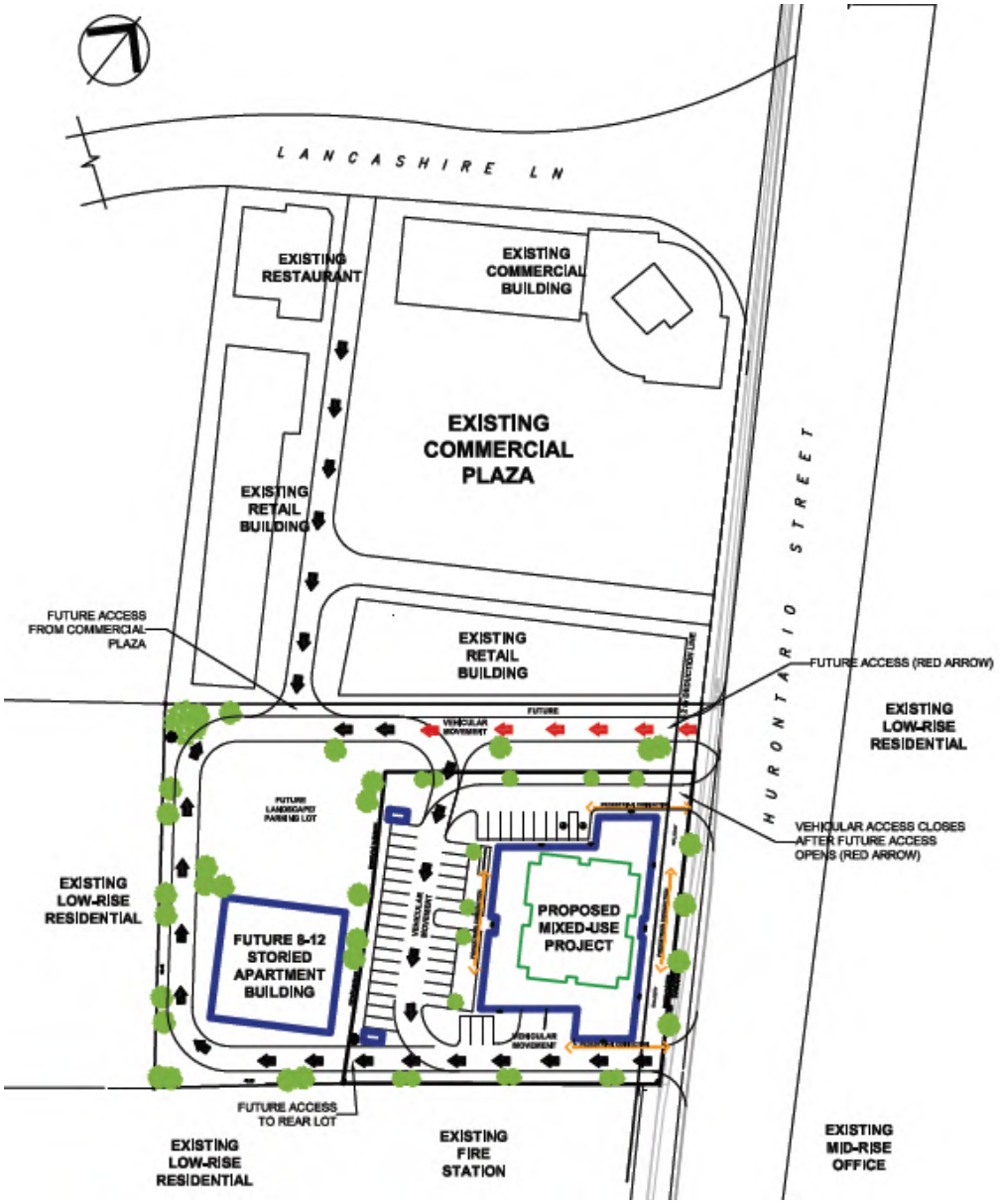
Applicant's Original Concept Plan, September 25, 2018

Applicant's Revised Concept Plan, February 4, 2019

Tertiary Plan

Once development proceeds on lands to north & west, interim Hurontario Street access to be closed, and new permanent access to be shifted to the north.

Future driveway connection to north, across commercial lands, and out to Lancashire Lane



Proposal

APPLICANT'S RENDERING, Sept. 28, 2018

Proposal

APPLICANT'S RENDERINGS,
Sept. 28, 2018, and
Feb. 4, 2019

Planning Framework Summary

- Application conforms to the Official Plan and Secondary Plan.
- Proposed Zoning Bylaw Amendment provides the detailed framework that allows the proposed development.

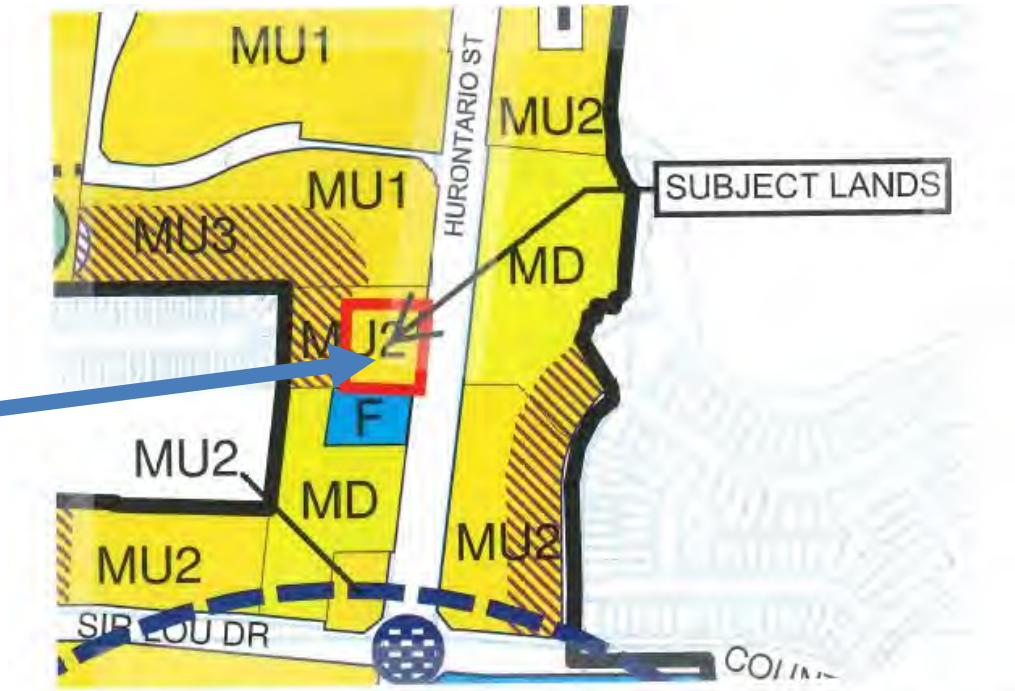
Current Official Plan Designation

Residential
(No Amendment Required)

Office

Hurontario Corridor Secondary Plan's Land Use Designations

Mixed Use Two (MU2)
(No Amendment Required)



EXTRACT FROM SP55(A) FROM THE DOCUMENT KNOWN AS THE HURONTARIO CORRIDOR SECONDARY PLAN

RESIDENTIAL
- MD — MEDIUM DENSITY
- HD1 — HIGH DENSITY ONE
- HD2 — HIGH DENSITY TWO

MIXED USE
- MU1 — MIXED USE ONE
- MU2 — MIXED USE TWO
- MU3 — MIXED USE THREE

INSTITUTIONAL
- S — SENIOR PUBLIC SCHOOL
- F — FIRE STATION
- I — INSTITUTIONAL

OPEN SPACE
- NP — NEIGHBOURHOOD PARK
- C — CEMETERY
- 1-2 — SPECIAL POLICY AREAS
- LANDS SUBJECT TO THIS AMENDMENT
- HEIGHT TRANSITION AREA

COMMERCIAL
- REGIONAL COMMERCIAL

ROADS
- COLLECTOR ROAD

GATEWAYS
- PRIMARY GATEWAY
- SECONDARY GATEWAY

Current Zoning By-law

A Rezoning Amendment is required to change the existing site specific Highway Commercial (HC) zones (ie. HC1 – 2566 and HC2 – 2586), To a site specific Hurontario Corridor Mixed Use Two (HMU2) zone category.

Issues

- **Issue 1:** To address initial comments from City Staff, the applicant has agreed to reduce the scale and massing of the building design to more closely reflect the Secondary Plans development policies.
- **Issue 2:** A revised Tertiary Plan / Context Plan is required to coordinate access and traffic movements between the adjacent lands to the north and west.
- **Issue 3:** The applicant has been asked to provide a further review of the opportunity to introduce bicycle lanes and on-street bicycle parking.
- **Issue 4:** Additional information on the proposed condominium ownership breakdown, between the residential and commercial components, is needed to understand how site servicing will be designed.

Next Steps

Notice of complete application <DATE>

Circulation to departments and agencies

Notice of public meeting <DATE>

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

Continued Review

- The application will continue to be reviewed for:
  - consistency with the Provincial Policy Statement
  - conformity with:
    - —Provincial Policies and Plans
    - —Regional Official Plan
    - —City Official Plan

Additional Information

- The report and presentation associated with tonight's meeting can be found online at WWW.BRAMPTON.CA on the MEETINGS and AGENDAS page.

- City Planner contact: Mr. Rob Nykyforchyn (905 874 2065)

- Applicant information: Mr. Manni Chauhan,
  @ G-Force Urban Planners & Consultants (647 296 9175)

CITY INITIATED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW

Marysfield Neighbourhood Review

Planning and Development Committee

February 11, 2019

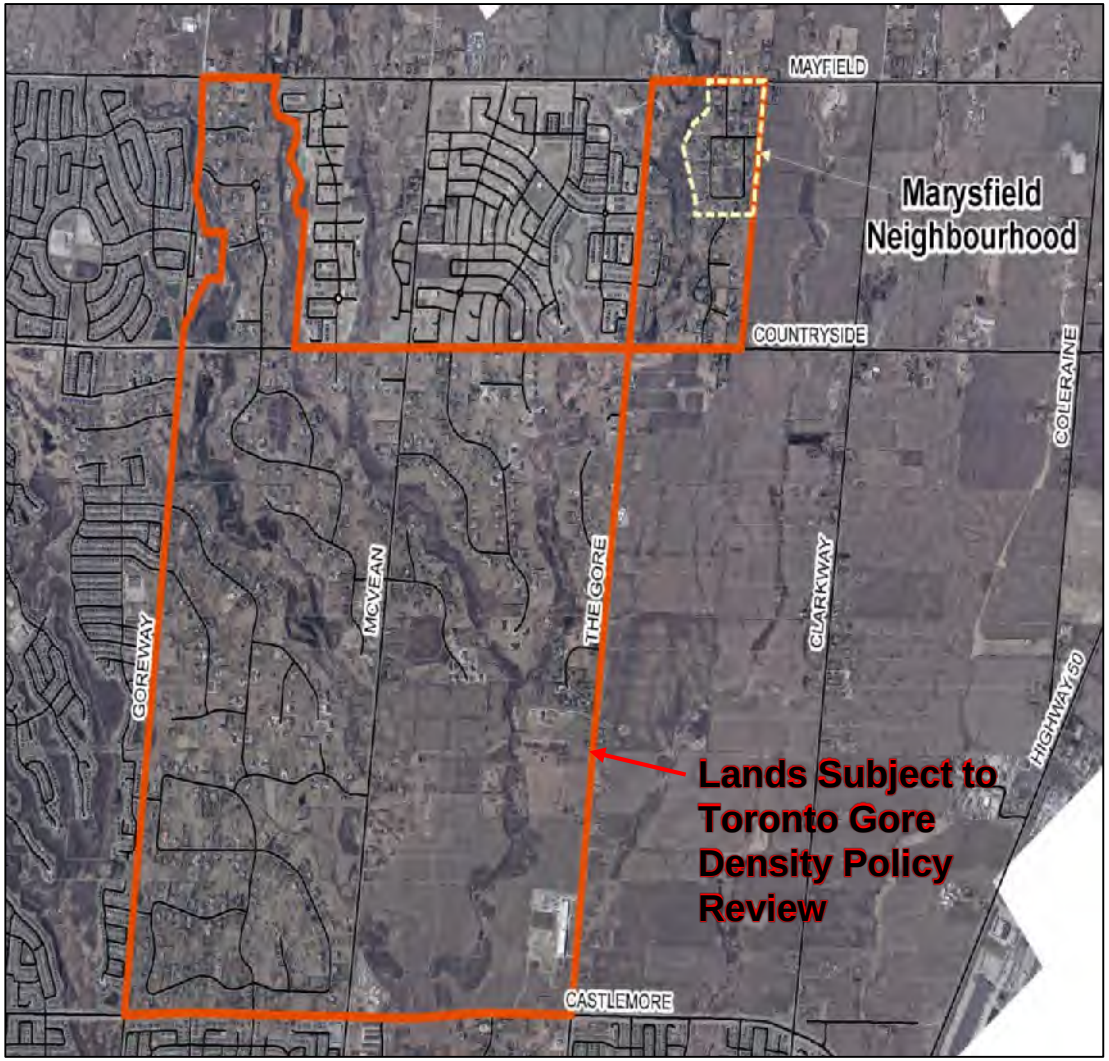
SGL Planning & Design Inc.

Presentation Outline

- Area Context
- Study Purpose
- Study Process
- Summary of Feedback Received
- Proposed Policy Recommendations
- Proposed Zoning Recommendations
- Next Steps
- Questions and Comments

SGL Planning & Design Inc.

Area Context



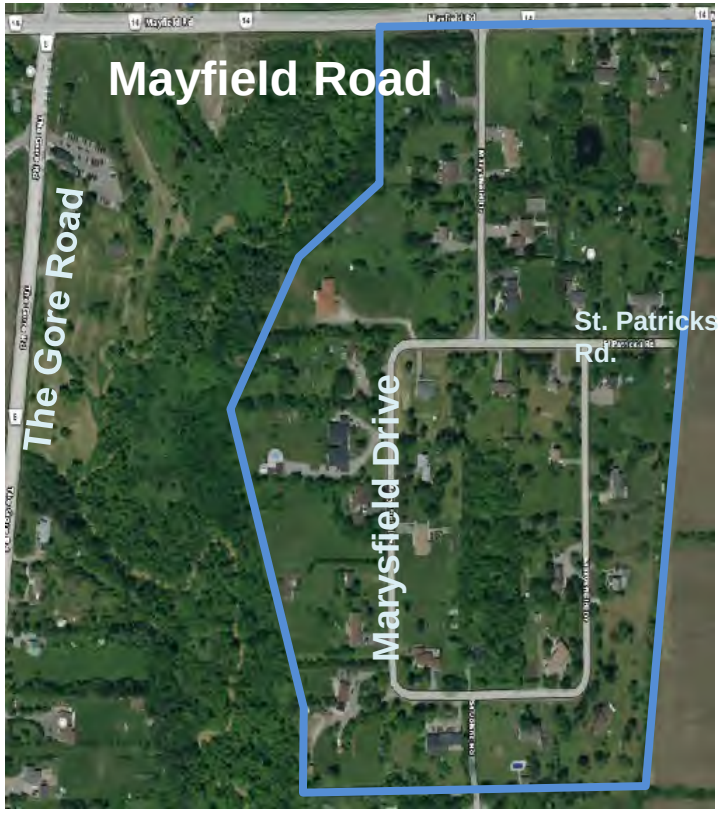
Study Purpose

- Overall Toronto Gore Estate Residential Community Policy Review
  - To identify character defining elements of Toronto Gore
  - Identifying recommendations to protect this character
  - To examine the potential for introducing urban residential densities on undeveloped lands (supply and demand analysis)

- Focus on Marysfield Neighbourhood
  - To conduct a detailed character review of Marysfield
  - Policy and Zoning recommendations to protect this character

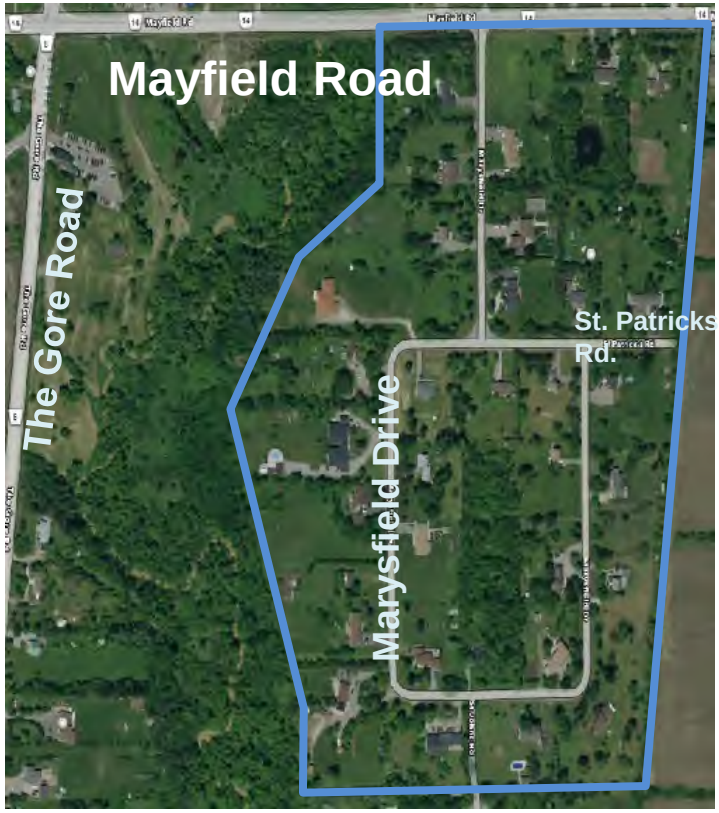
SGL Planning & Design Inc.

Area Context



- History
  - First co-operative housing in Ontario
  - Affiliation with St. Patrick's Church
  - Rosary street pattern

Area Context



- Characteristics
  - **Public Realm**
    - Lot size
    - Lot pattern
    - Street pattern
    - Street trees
    - Public infrastructure
  - **Private Realm**
    - Front yard depth
    - Dwelling orientation
    - Ground floor area
    - Garage placement
    - Dwelling separation distance

Study Process

Summary of Feedback Received

48% of respondents said they feel that Marysfield Neighbourhood has a **distinct, recognizable character** that is different from other neighbourhoods in Brampton.

THE IMPORTANCE OF DEFINING ELEMENTS:

- 17% Separation Between Lots
- 16% Lot Area
- 15% Pedestrian paths
- 15% Lot Frontages
- 12% Road Pattern
- 11% Modest Homes
- 8% Large Homes
- 7% Landscaping

Summary of Feedback Received

52% said a severance would change Marysfield's Character

ISSUES MENTIONED AGAINST SEVERANCES:

Increased traffic and general busy-ness

Inconsistent look of the street and housing

ISSUES MENTIONED IN SUPPORT OF SEVERANCES:

Many lot sizes already don't respect the current zoning

The lots are too big as is

Summary of Feedback Received

59% said the Zoning By-law **should not** be amended to include a **maximum size for a house**

57% said the current **minimum lot width** of 45 metres **should be changed**

83% said the **maximum height for a house** of 10.6 metres **should not be changed**

85% said the zoning **should be amended** to include a **minimum distance between dwellings**

Proposed Policy Recommendations

1. Identify "Residential Character Areas" in Official Plan
   - To recognize unique characteristics
2. Identify Marysfield as a "Residential Character Area"
   - Character statement for Marysfield
3. Identify Criteria for Severances in Marysfield
   - To permit severances only:
     1. If adherence to min. lot size and lot frontage requirements are met; and
     2. Where adherence to "Residential Character Area" policies can be achieved
4. Require a Future Cultural Heritage Landscape Study

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Proposed Zoning Recommendations

Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 - Special Section)
Minimum Lot Area	0.8 hectares (2.0 acres)	0.4 hectares (1.0 acre)
Minimum Lot Width	45.0 metres	45.0 metres
Minimum Lot Depth	No requirement	No requirement
Minimum Front Yard Depth	12 meters	12 metres
Maximum Front Yard Depth	No requirement	20 metres
Minimum Interior Side Yard Width	7.5 metres	7.5 metres
Minimum Exterior Side Yard Width	7.5 metres	7.5 metres
Minimum Dwelling Separation	No requirement	15 metres
Minimum Rear Yard Depth	15 metres	15 metres
Maximum Building Height	10.6 metres	10.6 metres
Maximum Lot Coverage	No requirement	10%
Minimum Landscaped Open Space	70% of the front yard	70% of the front yard, of which 75% must be permeable
Driveway Width	Min 3 metres; Max 50% of lot width (as long as min. land-scaping requirements are met).	Max 6 metres from the street edge to a point 10 metres from the street edge.

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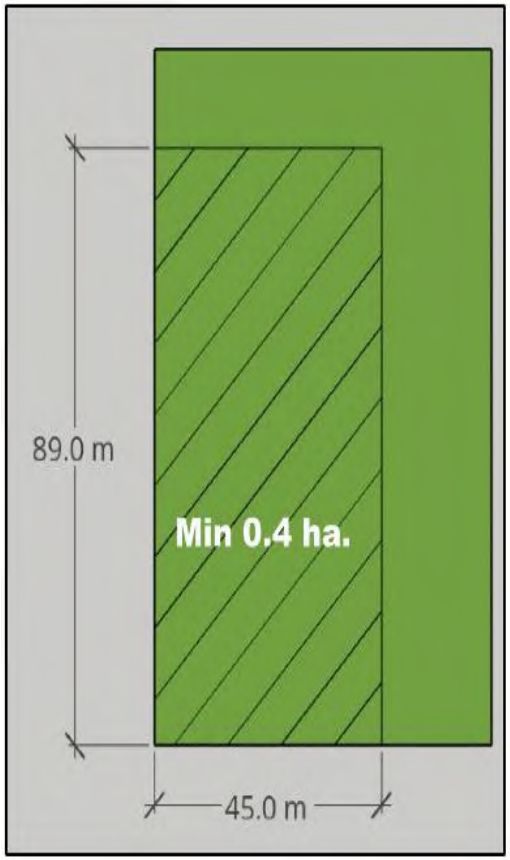
Proposed Zoning Recommendations

Minimum Lot Area

Identify a minimum lot area of **0.4 hectares (1.0 acre)** for new lots



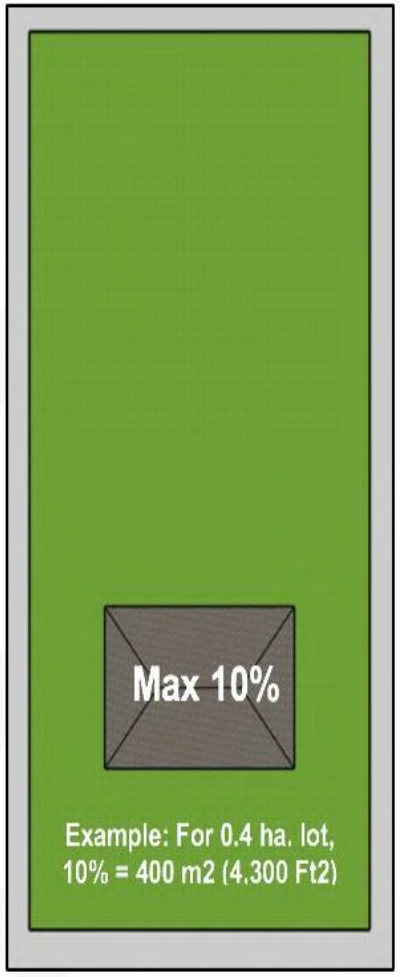
Proposed Zoning Recommendations

Maximum Lot Coverage

Maximum **10%** of a lot may be occupied by a dwelling.

This represents the footprint of a dwelling a property (i.e. the first floor of a house)

Permitted accessory buildings (garage, shed) are excluded from this requirement.



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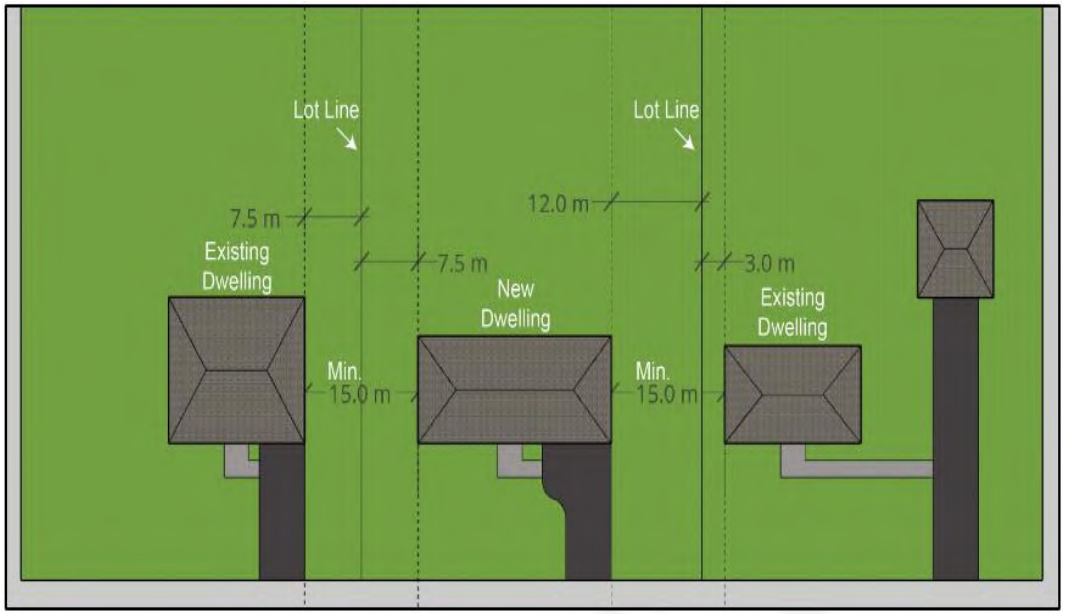
Proposed Zoning Recommendations

Minimum Dwelling Separation

Minimum separation distance between dwellings of **15 metres (49.2 feet)**



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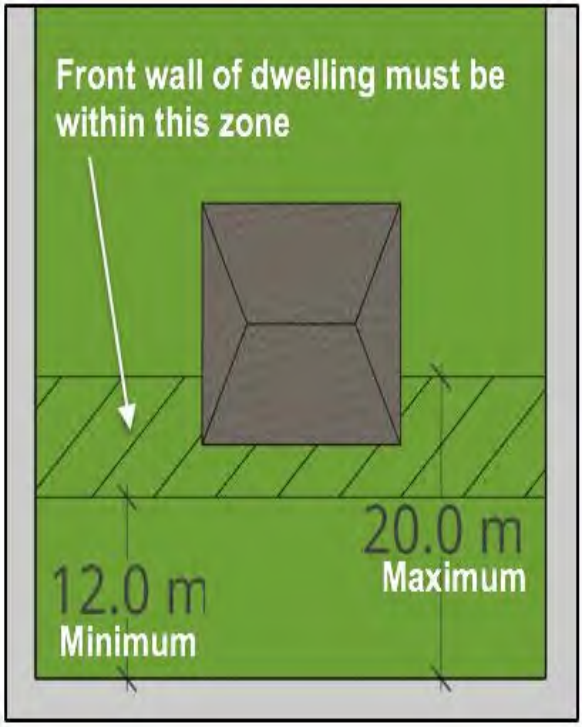
Proposed Zoning Recommendations

Maximum Front Yard Depth

Identify a maximum required front yard depth of **20 metres (65.6 feet)** to ensure compatibility between dwellings



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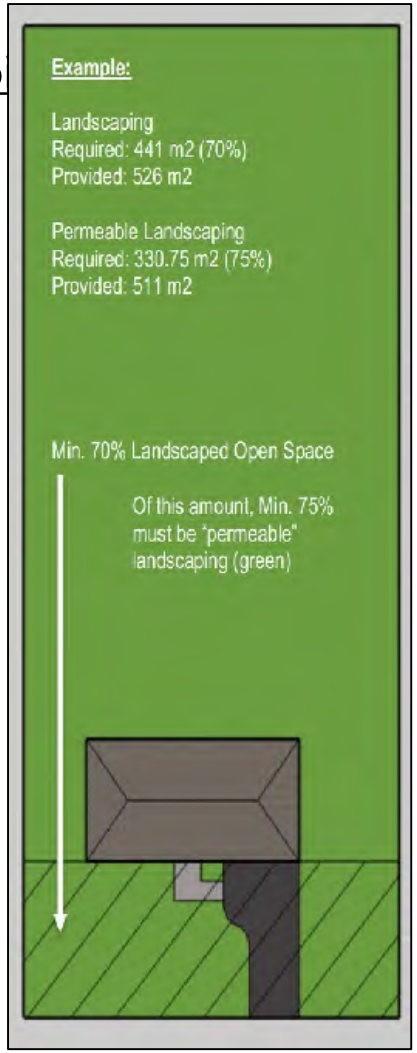
Proposed Zoning Recommendations

Minimum Front Yard Landscap

Identify a minimum amount of "permeable" landscaping in the front yard **(75%** of minimum required landscaping)



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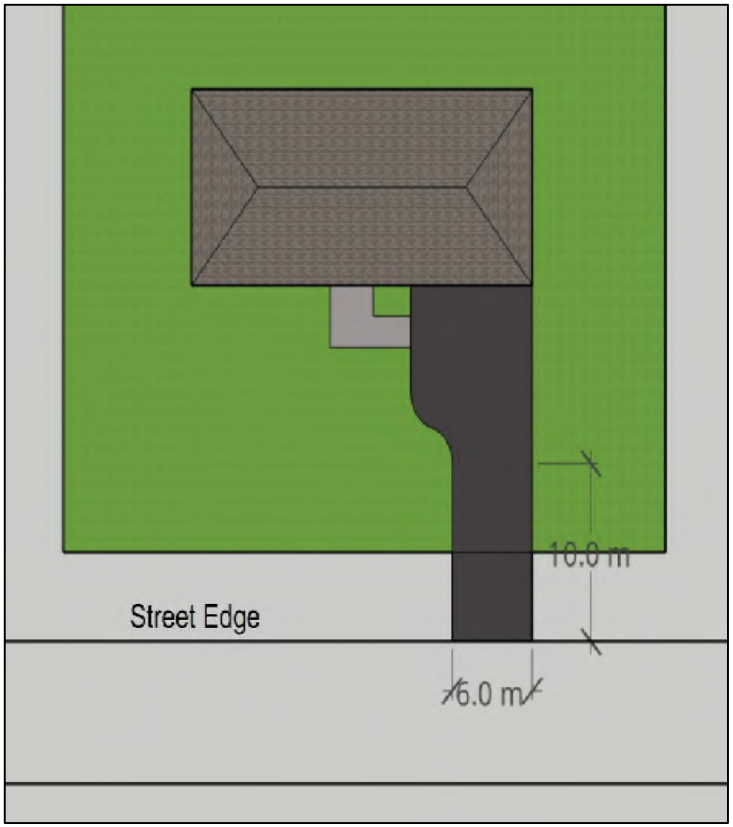
Proposed Zoning Recommendations

Driveway Width

Maximum driveway width of **6 metres (20 feet)** from the street edge to a point 10 metres from the street edge



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Next Steps

- Receive Comments — February 11–25, 2019
- Finalize Report & Implementing Documents (Official Plan Amendment & Zoning By-law Amendment) — Early March 2019
- Final Report & Implementing Documents to Council (Official Plan Amendment & — Late Spring 2019

Questions and Comments?